



**Siarter Cartrefi Cymru**  
WELSH HOUSING JUSTICE CHARTER

# Housing is not just about Housing

**Housing Emergency Conference February 2023 - Report and Recommendations**

A co-produced community consultation to create a 'Shared Vision for Housing in Wales'  
and a tool kit of solutions to help get there. Coordinated by Siarter Cartrefi.



# Nid Tai yn unig yw Tai

**Cynhadledd Argyfwng Tai Chwefror 2023 - Adroddiad ac Argymhellion**

Ymgynghoriad cymunedol wedi'i gydgyhyrchu i greu 'Gweledigaeth ar y Cyd ar gyfer Tai yng Nghymru'  
a phecyn cymorth o atebion i helpu i gyrraedd yno. Cydlynir gan Siarter Cartrefi.

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## Part 1: Executive Summary

The aim of this report is to faithfully summarise, analyse and represent evidence given by participants at the Housing Emergency Conference in February 2023, and during the pre consultation work. As well as to analyse the evidence to inform a set of recommendations for further action.

The conference was a culmination of work to hear what the wider Welsh community wanted to say about the housing crisis in Wales. This work was led by the Siarter Cartrefi group which emerged from local concern about housing problems in Wales and particularly the acute crisis in many areas driven by post-covid changes to housing demand.

We consulted with 35 community organisations and many individuals across Wales (meeting by phone, online and in person), which fed into the conference design. One hundred and twenty people attended the conference. Over forty community groups, councils and organisations were present, representing issues including housing, social justice, language/culture and refugees.





## Rhan 1: Crynodeb Gweithredol

Nod yr adroddiad hwn yw crynhoi, dadansoddi a chynrychioli tystiolaeth a roddwyd gan gyfranogwyr yn y Gynhadledd Argyfwng Tai ym mis Chwefror 2023, ac yn ystod y gwaith cyn-ymgyngori, mor gywir a phosib. Yn ogystal â dadansoddi'r dystiolaeth i lywio cyfres o argymhellion ar gyfer gweithredu pellach.

Roedd y gynhadledd yn benllanw gwaith o wrando ar beth oedd y gymuned Gymraeg ehangach am ei ddweud am yr argyfwng tai yng Nghymru. Arweiniwyd y gwaith hwn gan grŵp Siarter Cartrefi a ddeilliodd o bryder lleol am broblemau tai yng Nghymru ac yn enwedig yr argyfwng brys mewn llawer o feysydd a yrrir gan newidiadau ôl-covid i'r galw am dai.

Ymgynghorwyd â 35 o sefydliadau cymunedol a llawer o unigolion ledled Cymru (cyfarfod dros y ffôn, ar-lein ac wyneb yn wyneb), a oedd yn bwydo i mewn i gynllun y gynhadledd. Mynychodd cant ac ugain o bobl y gynhadledd. Roedd dros ddeugain o grwpiau cymunedol, cynghorau a sefydliadau yn bresennol, yn cynrychioli materion yn cynnwys tai, cyfiawnder cymdeithasol, iaith/diwylliant a ffoaduriaid.





## Key findings

### A Shared Vision for Housing in Wales

The consultation process highlighted the urgent need for a shared vision for housing in Wales. The morning session at the conference was used to develop this. Contributors talked about social justice, about inclusive, sustainable communities, about the importance of the language and culture, of opportunity, resilience and fairplay. We observed that these sensibilities aligned with many of the Well Being goals, even from people who knew little or nothing of the Act.

### Key themes, challenges and responses

Findings from pre-conference engagement with stakeholders led to the identification of eight key themes that emerged from the many points being made. During the afternoon session of the conference, participants identified four additional themes that they felt were important to highlight.

## 1. Cross cutting ideas

In addition to the 12 conference themes, a number of cross cutting ideas emerged during our analysis of stakeholder contributions:

### a. The need for a systemic approach.

Most contributors did not want to talk about housing in isolation. Perhaps the biggest take from this consultation process is that contributors saw a bigger picture, they expressed the need for 'systemic change.' Responses like controlling the housing market in Wales, Independence or more devolved power to Wales/Welsh communities, changing the tourism model, more protection for tenants, the right to adequate housing and more ecological considerations, were seen as fundamental to ensuring equal access to quality housing for all. However, as importantly, none of them can be achieved in isolation.

Our title for the conference, 'Housing is not just about housing', acknowledged this aspect of our contributors' response to the crisis and the feedback they gave us. When we asked about housing, the conversation invariably turned to many wider areas of Welsh life.

This need for systemic change is reflected in the approach taken by most contributors who wanted to tackle the housing crisis in context of community-building, not just the construction of houses.

### b. Welsh culture and language, economic exclusion and the housing crisis

Contributors also celebrated the perceived strength and value of communities in Wales. The language and culture was often at the heart of this celebration along with a desire to create greater resilience in order to protect and build on this unique legacy.

Many contributors raised the issue of economic exclusion. There were many discussions about who was excluded and why. In the main, contributors described "local people" [also referred to as "indigenous<sup>1</sup> Welsh"] and their language and culture as economically excluded. The expression 'poor people' was also occasionally used. The 'Buy to Let' boom in urban areas and second and holiday homes in rural areas were cited as exemplifying how local people were often being economically excluded from the housing market. Many contributors complain that the open housing market and planning system works against affordability, against local people, and that local people cannot meet their own needs.

*'We are economically excluded from our own communities, this is not right or just.'*

<sup>1</sup> The term Indigenous was used by many contributors to describe those with deep cultural and linguistic roots in a given area.

## Canfyddiadau allweddol

### Gweledigaeth ar y Cyd ar gyfer Tai yng Nghymru

Amlygodd y broses ymgynghori yr angen dybryd am weledigaeth a rennir ar gyfer tai yng Nghymru. Defnyddiwyd sesiwn y bore yn y gynhadledd i ddatblygu hyn. Soniodd y cyfranwyr am gyfiawnder cymdeithasol, am gymunedau cynhwysol, cynaliadwy, am bwysigrwydd yr iaith a'r diwylliant, cyfle, gwytnwch a chwarae teg. Gwelsom fod y teimladau hyn yn cyd-fynd â llawer o'r nodau Llesiant, hyd yn oed i bobl os nad oeddent yn gwybod fawr ddim am y Ddeddf, os o gwbl.

### Themâu allweddol, heriau ac ymatebion

Arweiniodd canfyddiadau o ymgysylltu â rhanddeiliaid cyn y gynhadledd at nodi wyth thema allweddol a ddaeth i'r amlwg o'r pwyntiau niferus a wnaed. Yn ystod sesiwn prynhawn y gynhadledd, nododd y cyfranogwyr bedair thema ychwanegol y teimlent eu bod yn bwysig i'w hamlygu.

## 1. Syniadau trawsbynciol

Yn ogystal â 12 thema'r gynhadledd, daeth nifer o syniadau trawsbynciol i'r amlwg yn ystod ein dadansoddiad o gyfraniadau rhanddeiliaid:

### a. Yr angen am ddull systemig.

Nid oedd y rhan fwyaf o gyfranwyr am siarad am dai ar eu pen eu hunain. Efallai mai'r canfyddiad mwyaf o'r broses ymgynghori hon yw bod cyfranwyr wedi gweld darlun mwy, mynegwyd yr angen am 'newid systemig' Ymatebion fel rheoli'r farchnad dai yng Nghymru, Annibyniaeth neu fwy o bŵer datganoledig i Gymru/Cymunedau Cymreig, newid y model twristiaeth, yr angen am fwy o amddiffyniad i denantiaid, yr hawl i dai digonol ac ystyriaethau mwy ecolegol, yn cael eu hystyried yn sylfaenol i sicrhau mynediad cyfartal i dai o safon i bawb. Fodd bynnag, yr un mor bwysig, ni ellir cyflawni unrhyw un ohonynt ar wahân.

Roedd ein teitl ar gyfer y gynhadledd, 'Nid mater o dai yn unig', yn cydnabod yr agwedd hon ar ymateb ein cyfranwyr i'r argyfwng a'r adborth a gawsom ganddynt. Pan ofynnwn ni am dai, roedd y sgwrs yn ddieithriad yn troi at lawer o feysydd ehangach o fywyd Cymru.

Adlewyrchir yr angen hwn am newid systemig yn y dull a ddefnyddiwyd gan y rhan fwyaf o gyfranwyr a oedd am fynd i'r afael â'r argyfwng tai yng nghyd-destun adeiladu cymunedol, nid adeiladu tai yn unig.

### b. Diwylliant a'r iaith Gymraeg, allgáu economaidd a'r argyfwng tai

Bu cyfranwyr hefyd yn dathlu cryfder a gwerth canfyddedig cymunedau yng Nghymru. Roedd yr iaith a'r diwylliant yn aml wrth galon y dathliad hwn ynghyd ag awydd i greu mwy o wytnwch er mwyn gwarchod ac adeiladu ar yr etifeddiaeth unigryw hon.

Cododd llawer o gyfranwyr fater allgáu economaidd. Bu llawer o drafodaethau ynghylch pwy oedd wedi'u heithro a pham. Ar y cyfan, disgrifiodd y cyfranwyr "pobl leol" [cyfeirir atynt hefyd fel "Cymry cynhenid"<sup>1</sup>] a'u hiaith a'u diwylliant fel rhai sydd wedi'u hallgáu'n economaidd. Roedd yr ymadrodd 'pobl dlawd' hefyd yn cael ei ddefnyddio o bryd i'w gilydd. Cyfeiriwyd at dŵf 'Prynu i Osod' mewn ardaloedd trefol ac ail gartrefi a chartrefi gwyliau mewn ardaloedd gwledig fel enghraifft o'r modd yr oedd pobl leol yn aml yn cael eu hallgáu'n economaidd o'r farchnad dai. Mae llawer o gyfranwyr yn cwyno bod y farchnad dai agored a'r system gynllunio yn gweithio yn erbyn fforddiadwyedd, yn erbyn pobl leol, ac na all pobl leol ddiwallu eu hanghenion eu hunain.

*'Rydym wedi'n hallgáu'n economaidd o'n cymunedau ein hunain, nid yw hyn yn iawn nac yn gyfiawn.'*

<sup>1</sup> Defnyddiwyd y term Cynhenid gan lawer o gyfranwyr i ddisgrifio'r rhai â gwreiddiau diwylliannol ac ieithyddol dwfn mewn ardal benodol.



Contributors also wanted to talk about a profound sociological shift underway, particularly in rural Wales. It was posited that a new demographic was moving into Wales helping to distort the housing market. This new demographic moving to Wales are perceived to be wealthier, and the housing market is pitched at them and not local buyers. It was also suggested that those moving to rural Wales are older which has an impact on existing communities such as declining school numbers, lack of key services, impact on NHS services etc.

Many contributors suggested that the exclusion from the local housing market makes the sustainability of Welsh culture and language untenable. For those who knew about Welsh legislation such as Cymraeg 2050 and the Well Being of Future Generations Act, this legislation was often described as a paper exercise. There was also a perception that the conviction to create the full suite of policies to support and protect Welsh communities was not there. Some contributors expressed the view that all Welsh communities should have more protection and that it should not be confined to just Welsh speaking Welsh communities. This view was shared by both Welsh and non Welsh speakers alike.

Contributors say that on the one hand they are encouraged to support and celebrate Wales and Welshness, on the other hand they see an open housing market which is now pitched beyond local means and a new and culturally different group are the predominant buyers.

Furthermore, many contributors raised the point that discussing this profound social shift was generally taboo despite its perceived scale and impact. They often expressed anger and disappointment that concerns and discussion about this could only be had in private. Many contributors did not believe that Wales could sustain a cohesive identity and that the outlook for the culture and language and distinctive national identity were negative. Throughout this process there was often a tension between positive visioning, tempered with a sense of resignation and anger.

The scale of the crisis has led many contributors to question the big picture. For many, resolving this crisis is at the heart of our sense of nationhood and our national priorities. A typical view was that we are not currently tackling long standing problems, or indeed asking the right fundamental questions. The current UK economic model elicited strong responses for instance. The argument often made was that meeting Welsh legislation was not possible as things stand, because the relative poverty of Wales compared to other parts of the UK is deepening economic exclusion. As one contributor put it.

*‘How can we have such great aspirations outlined in the Future Generations Act, but no ownership, no agency, no plan? Help us to help ourselves.’*

### **c. An ongoing process of co-production**

The need for joined up thinking, collaboration and more meaningful public engagement was a strong message from contributors. Many contributors asked for more public events like the conference at Y Plas in Machynlleth. They asked for more opportunities to feed into focus groups and forms of deliberation such as Citizen Assemblies. As many pointed out, the people of Wales are being affected by the housing crisis so, the people of Wales should be more involved in its resolution. This relates well to the recommendation in the 2020 Well Being of Future Generations report on housing:

*“Work with organisations and communities to set a vision and long-term strategy for the future of housing in Wales.”*

- Recommendations for Welsh Government,  
The Future Generations Report 2020, Housing Chapter 5 page 47.

There was a call for more power to affect change, to have more opportunity to be heard and for the ‘system’ to be more responsive to citizens’ needs.

Contributors were clear that meaningful consultation should be an ongoing process. There was support for the Welsh Government’s action on second and holiday homes though some frustration was raised that the initial consultation documents were hard to understand. There were negative comments regarding the work of the Public Service Boards consultations (Every five years) on Well Being. More accessible, effective and meaningful methods for engagement were called for. This could result in a deep source of ideas and community buy-in.

Roedd cyfranwyr hefyd eisiau siarad am newid cymdeithasegol enfawr sydd yn digwydd, yn enwedig yng nghefn gwlad Cymru. Awgrymwyd bod demograffeg newydd yn symud i Gymru gan helpu i ystumio'r farchnad dai. Ystyrir bod y ddemograffeg newydd hon sy'n symud i Gymru yn gyfoethocach, ac mae'r farchnad dai wedi'i hanelu atynt hwy ac nid at brynwyr lleol. Awgrymwyd hefyd bod y rhai sy'n symud i gefn gwlad Cymru yn hŷn sy'n cael effaith ar gymunedau presennol megis niferoedd ysgolion yn gostwng, diffyg gwasanaethau allweddol, effaith ar wasanaethau'r GIG ac ati.

Awgrymodd llawer o gyfranwyr fod eithrio o'r farchnad dai leol yn gwneud cynaladwyedd diwylliant ac iaith Gymraeg yn annichon. I'r rhai a oedd yn gwybod am ddeddfwriaeth Gymreig fel Cymraeg 2050 a Deddf Llesiant Cenedlaethau'r Dyfodol, disgrifiwyd y ddeddfwriaeth hon yn aml fel ymarfer papur. Roedd canfyddiad hefyd nad oedd yr argyhoeddiad i greu'r gyfres lawn o bolisïau i gefnogi ac amddiffyn cymunedau Cymraeg yno. Mynegodd rhai cyfranwyr y farn y dylai pob cymuned Gymraeg gael mwy o amddiffyniad ac na ddylid ei chyfyngu i gymunedau Cymraeg eu hiaith yn unig. Roedd y farn hon yn cael ei rhannu gan siaradwyr Cymraeg a di-Gymraeg fel ei gilydd.

Dywed cyfranwyr eu bod ar y naill law yn cael eu hannog i gefnogi a dathlu Cymru a Chymreictod, ar y llaw arall maent yn gweld marchnad dai agored sydd bellach wedi'i gosod y tu hwnt i ddulliau lleol a grŵp newydd a diwylliannol wahanol yw'r prif brynwyr.

At hynny, cododd llawer o gyfranwyr y pwynt bod trafod y newid cymdeithasol dwys hwn yn gyffredinol yn tabŵ er gwaethaf ei raddfa a'i effaith ganfyddedig. Roeddent yn aml yn mynegi dicter a siom mai dim ond yn breifat y gellid cael pryderon a thrafodaeth am hyn. Nid oedd llawer o gyfranwyr yn credu y gallai Cymru gynnal hunaniaeth gydlynol a bod y rhagolygon ar gyfer y diwylliant a'r iaith a hunaniaeth genedlaethol arbennig yn negyddol. Drwy gydol y broses hon roedd tensiwn yn aml rhwng gweledigaeth gadarnhaol, wedi'i dymheru ag ymdeimlad o'r anochel a dicter.

Mae maint yr argyfwng wedi arwain at lawer o gyfranwyr i gwestiynu'r darlun mawr. I lawer, mae datrys yr argyfwng hwn wrth wraidd ein hymdeimlad o genedligrwydd a'n blaenoriaethau cenedlaethol. Barn nodweddiadol oedd nad ydym ar hyn o bryd yn mynd i'r afael â phroblemau hirsefydlog, nac yn wir yn gofyn y cwestiynau sylfaenol cywir. Er enghraifft, cafwyd ymatebion cryf i fodel economaidd presennol y DU. Y ddadl a wnaed yn aml oedd nad oedd yn bosibl bodloni deddfwriaeth Cymru fel y mae pethau, oherwydd mae tlodi cymharol Cymru o gymharu â rhannau eraill o'r DU yn dyfnhau allgáu economaidd. Fel y dywedodd un cyfranwr.

*'Sut y gallwn gael dyheadau mor wych wedi'u hamlinellu yn Neddf Cenedlaethau'r Dyfodol, ond dim perchnogaeth, dim asiantaeth, dim cynllun. Helpa ni i helpu ein hunain.'*

### c. Proses barhaus o gydgyhyrchu

Roedd yr angen am feddwl cydgysylltiedig, cydweithredu ac ymgysylltu mwy ystyrion â'r cyhoedd yn neges gref gan gyfranwyr. Gofynnodd nifer o gyfranwyr am fwy o ddiwyddiadau cyhoeddus fel y gynhadledd yn Y Plas ym Machynlleth. Gofynnwyd am fwy o gyfleoedd i fwydo i mewn i grwpiau ffocws a mathau o drafod megis Cynulliadau Dinasyddion. Fel y nododd llawer, mae pobl Cymru yn cael eu heffeithio gan yr argyfwng tai felly, dylai pobl Cymru chwarae mwy o ran yn y broses o'i ddatrys. Mae hyn yn cysylltu'n dda â'r argymhelliad yn adroddiad Llesiant Cenedlaethau'r Dyfodol 2020 ar dai:

*"Gweithio gyda sefydliadau a chymunedau i osod gweledigaeth a strategaeth hirdymor ar gyfer dyfodol tai yng Nghymru."*

- Argymhellion ar gyfer Llywodraeth Cymru, Adroddiad Cenedlaethau'r Dyfodol 2020, Tai Pennod 5 tudalen 47.

Roedd galw am fwy o bŵer i effeithio ar newid, i gael mwy o gyfle i gael eu clywed ac i'r 'system' fod yn fwy ymatebol i anghenion dinasyddion.

Roedd cyfranwyr yn glir y dylai ymgynghori ystyrion fod yn broses barhaus. Roedd cefnogaeth i gamau gweithredu Llywodraeth Cymru ar ail gartrefi a chartrefi gwyliau er y codwyd rhywfaint o rwystredigaeth bod y dogfennau ymgynghori cychwynnol yn anodd eu deall. Cafwyd sylwadau negyddol ynglŷn â gwaith ymgynghoriadau Byrddau Gwasanaethau Cyhoeddus (Bob pum mlynedd) ar Lês. Galwyd am ddulliau ymgysylltu mwy hygyrch, effeithiol ac ystyrion. Gallai hyn arwain at ffynhonnell ddwfn o syniadau a chefnogaeth gymunedol.

## 2. Conference themes

**Controlling the housing market** was a strong theme throughout this process. It was often seen as the only way to address the perceived negative effects that the open market is having, in the context of the economic disadvantage of Wales in comparison to England and the rest of the UK. People frequently expressed the view that a positive vision for Welsh Communities is hard to establish and keep without controls.

**The need for more power** to affect change was also a strong theme. This included calls for full Independence or more devolved power to the Senedd and at community level. Many suggested that the systemic change needed can only happen with a significant shift where decisions are made. Contributors are asking to be heard and to be involved far more in decision making. There was a lot of disaffection with Westminster.

**The right to adequate housing** was raised either explicitly or implicitly by most contributors. Throughout this process housing was repeatedly referred to in a moral context. The lack of adequate rights and protections for decent housing was seen as deeply problematic and divisive. The question often asked, Why are some people housed adequately and others not in the current system? Enshrining the right to adequate housing was seen by many as a fundamental principle in a civilised society.

Many contributors call for **more affordable and social housing** which is high quality, low carbon and more available. It should meet local needs and be part of sustainable communities. For most of the contributors the language and culture was seen as part of that sustainable community building.

Identifying opportunities for more community led housing reflects a trend in self empowerment. There is a strong call for more funding and support for co-ops (Co-operatives) and CLTs (Community Land Trusts). There were positive comments about the growing awareness and support for community led housing in general and positive comments regarding the support that Cwmpas offers.

Many contributors want to change the perception of social housing, to make it greener, more inclusive and generally more accepted as part of a more sustainable housing system.

In our consultation contributors felt strongly that the current **tourist model** was not sustainable and was perceived negatively. It was seen to directly impact the housing stock and affordability.

Many contributors described Wales as becoming increasingly nothing more than a 'Theme Park' rather than a country of vibrant Welsh communities. However, there was a very positive conviction that this could be turned around. Many contributors thought that by collaborating a better model could be developed, an ethical one which supports local communities.

Many contributors said there needed to be a wider consultation on Tourism in Wales and that all interested parties should work together to co produce ideas to make a better tourist model.

**Community ownership of assets** was a popular concept.

Community ownership of local assets was a powerful theme running throughout our consultation. Energy resources are seen as fundamental to developing fairer, more robust and resilient communities. Contributors consistently made the link between housing and energy. The profits from this natural resource is seen as a vital source of income to help purchase assets such as housing and land and to build up the percentage of community owned renewables. For contributors, ownership of energy and the potential that presented to Welsh communities had both a practical and symbolic significance.

In our consultation there was deep concern about the **legal status of tenants**, the lack of accommodation and affordability of rents. Concern was raised that too much rental housing is monopolised by private landlords who are imposing unfair terms, conditions and cost on tenants. Many contributors expressed concerns about the current culture of prioritising the landlord lobby at the expense of Tenant welfare.



## 2. Themâu'r gynhadledd

Roedd **rheoli'r farchnad dai** yn thema gref drwy gydol y broses hon. Fe'i gwelwyd yn aml fel yr unig ffordd i fynd i'r afael â'r effeithiau negyddol canfyddedig y mae'r farchnad agored yn eu cael, yng nghyd-destun anfantais economaidd Cymru o gymharu â Lloegr a gweddill y DU. Roedd pobl yn aml yn mynegi'r farn ei bod yn anodd sefydlu gweledigaeth gadarnhaol ar gyfer Cymunedau Cymraeg a'i chadw heb reolaeth ohoni.

Roedd **yr angen am fwy o rym i sicrhau newid** hefyd yn thema gref. Roedd hyn yn cynnwys galwadau am Annibyniaeth lawn neu fwy o bŵer datganoledig i'r Senedd ac ar lefel gymunedol. Awgrymodd llawer mai dim ond gyda newid sylweddol pan wneir penderfyniadau y gall y newid systemig sydd ei angen ddigwydd. Mae cyfranwyr yn gofyn am gael eu clywed a chael eu cynnwys yn llawer mwy mewn gwneud penderfyniadau. Roedd llawer o anffodlonrwydd gyda San Steffan.

Codwyd **yr hawl i dai digonol** naill ai'n benodol neu'n oblygedig gan y rhan fwyaf o gyfranwyr. Drwy gydol y broses hon cyfeiriwyd dro ar ôl tro at dai mewn cyd-destun moesol. Ystyriwyd bod diffyg hawliau ac amddiffyniadau digonol ar gyfer tai addas yn broblem fawr ac yn ymrannu pobl. Roedd y cwestiwn yn cael ei ofyn yn aml, Pam mae rhai pobl yn cael eu cartrefu'n ddigonol ac eraill heb fod yn y system bresennol? Roedd llawer yn gweld sefydlu'r hawl i dai digonol fel egwyddor sylfaenol mewn cymdeithas wâr.

Mae llawer o gyfranwyr yn galw am **fwy o dai fforddiadwy a chymdeithasol** sydd o ansawdd uchel, carbon isel ac yn haws i'w cael. Dylai ddiwallu anghenion lleol a bod yn rhan o gymunedau cynaliadwy. I'r rhan fwyaf o'r cyfranwyr roedd yr iaith a'r diwylliant yn cael eu gweld fel rhan o'r adeilad cymunedol cynaliadwy hwnnw.

Mae nodi cyfleoedd ar gyfer mwy o dai a arweinir gan y gymuned yn adlewyrchu tuedd mewn hunan-rymuso. Mae galw cryf am fwy o gyllid a chymorth i fentrau cydweithredol (Cwmnïau Cydweithredol) a YTCau (Ymddiriedolaethau Tir Cymunedol). Cafwyd sylwadau cadarnhaol am yr ymwybyddiaeth a'r gefnogaeth gynyddol ar gyfer tai a arweinir gan y gymuned yn gyffredinol a sylwadau cadarnhaol ynghylch y cymorth y mae Cwmpas yn ei gynnig.

Mae llawer o gyfranwyr am newid y canfyddiad o dai cymdeithasol, i'w gwneud yn wyrddach, yn fwy cynhwysol ac yn cael eu derbyn yn gyffredinol yn fwy fel rhan o system dai fwy cynaliadwy.

Yn ein hymgyngoriad teimlai cyfranwyr yn gryf nad oedd y **model twristiaeth** presennol yn gynaliadwy a'i fod yn cael ei ganfod yn negyddol. Gwelwyd ei fod yn effeithio'n uniongyrchol ar y stoc tai a fforddiadwyedd.

Disgrifiodd llawer o gyfranwyr Cymru fel lle sy'n dod yn fwyfwy fel 'Parc Thema' yn hytrach na gwlad o gymunedau Cymreig bywiog. Fodd bynnag, roedd argyhoeddiad cadarnhaol iawn y gellid newid hyn. Roedd llawer o gyfranwyr o'r farn y gellid datblygu model gwell drwy gydweithio, model moesegol sy'n cefnogi cymunedau lleol.

Dywedodd llawer o gyfranwyr fod angen ymgynghoriad ehangach ar Dwristiaeth yng Nghymru ac y dylai pawb sydd â diddordeb gydweithio i gynhyrchu syniadau ar y cyd i greu model twristiaeth gwell. Roedd perchnogaeth gymunedol o dwristiaeth yn gysyniad poblogaidd.

Roedd **perchenogaeth gymunedol o asedau lleol** yn thema bwerus yn ystod ein hymgyngoriad. Ystyrir bod adnoddau ynni yn hanfodol i ddatblygu cymunedau tecach, mwy cadarn a gwydn. Roedd cyfranwyr yn gyson yn gwneud y cysylltiad rhwng tai ac ynni. Mae'r elw o'r adnodd naturiol hwn yn cael ei ystyried yn ffynhonnell incwm hanfodol i helpu i brynu asedau megis tai a thir ac i gronni'r ganran o ynni adnewyddadwy sy'n eiddo i'r gymuned. I gyfranwyr, roedd arwyddocâd ymarferol a symbolaidd i berchnogaeth ynni a'r potensial a rydd hynny i gymunedau Cymreig.

Yn ein hymgyngoriad roedd pryder mawr am **statws cyfreithiol tenantiaid**, diffyg llety a fforddiadwyedd rhenti. Mynegwyd pryder bod gormod o dai rhent yn cael eu monopoleiddio gan landlordiaid preifat sy'n gosod telerau, amodau a chost annheg ar denantiaid. Mynegodd llawer o gyfranwyr bryderon ynghylch y diwylliant presennol o flaenoriaethu'r lobi landlordiaid ar draul lles Tenantiaid.

There was a call for more publicly owned accommodation with Tenants at the heart of all decision making and a culture of mutual respect and fairplay. Many contributors call for a programme of building low carbon, appropriate social housing built to the highest standards.

Contributors want to see a **planning system that is responsive to local needs**. They would like more involvement in decision making on applications, planners to be more supportive towards sustainable communities and less to private developers who may have different priorities.

The growth in **green enterprise** is seen as an opportunity for creating jobs and enabling more ethical projects. The need for more training opportunities was raised.

'Greener living' skills was seen as an opportunity to contribute to the greening of sustainable communities, this includes land working, renewables, retrofit and repair.

Throughout this report contributors have shared their ideas for **sustainable homes**. Sustainability is explored in both sociological and environmental terms. In this theme contributors once again make the link between clean energy and housing. They also looked at improving home insulation and supporting community cohesion through planning.

Resilience was at the heart of the discussion on **how to make communities cohesive and work for everyone**. The possibilities of organising, communicating and supporting local initiatives are considerable. Many contributors shared their experience of collaboration on local projects and the wider benefits it brought, both social and financial.

Contributors often pointed out that building community was as fundamental as building houses.

The final theme expressed the need to **support nature** in relation to developments as well as land management/food production. Education and information sharing would help more buy in. Contributors want to adopt practices to live more sustainably and to help develop and protect biodiversity. In this context, housing was seen as an opportunity to increase biodiversity.



Roedd galw am fwy o lety cyhoeddus gyda Thenantiaid wrth galon pob penderfyniad a diwylliant o barch y naill at y llall a chwarae teg. Mae llawer o gyfranwyr yn galw am raglen o adeiladu tai cymdeithasol carbon isel, priodol wedi'u hadeiladu i'r safonau uchaf.

Mae cyfranwyr am weld **system gynllunio sy'n ymateb i anghenion lleol**. Hoffent gael mwy o ran yn y broses o wneud penderfyniadau ar geisiadau, i gynllunwyr fod yn fwy cefnogol i gymunedau cynaliadwy a llai i ddatblygwyr preifat a allai fod â blaenoriaethau gwahanol.

Mae'r twf mewn **menter werdd** yn cael ei weld fel cyfle i greu swyddi a galluogi prosiectau mwy moesegol. Codwyd yr angen am fwy o gyfleoedd hyfforddi.

Gwelwyd sgiliau 'byw'n wyrddach' fel cyfle i gyfrannu at wyrddhau cymunedau cynaliadwy, gan gynnwys gweithio ar dir, ynni adnewyddadwy, ôl-osod ac atgyweirio.

Drwy gydol yr adroddiad hwn mae cyfranwyr wedi rhannu eu syniadau ar gyfer **cartrefi cynaliadwy**. Archwilir cynaladwyedd mewn termau cymdeithasegol ac amgylcheddol. Yn y thema hon mae cyfranwyr unwaith eto yn gwneud y cysylltiad rhwng ynni glân a thai. Buont hefyd yn edrych ar wella inswleiddio cartrefi a chefnogi cydlyniant cymunedol trwy gynllunio.

Roedd gwytnwch wrth galon y drafodaeth ar **sut i wneud cymunedau yn gydlynol ac yn gweithio i bawb**. Mae'r posibilïadau o drefnu, cyfathrebu a chefnogi mentrau lleol yn sylweddol. Rhannodd llawer o gyfranwyr eu profiad o gydweithio ar brosiectau lleol a'r manteision ehangach a ddaeth yn ei sgil, yn gymdeithasol ac yn ariannol.

Roedd cyfranwyr yn aml yn nodi bod adeiladu cymuned mor sylfaenol ag adeiladu tai.

Roedd y thema olaf yn mynegi'r angen i **gefnogi byd natur** mewn perthynas â datblygiadau yn ogystal â rheoli tir/cynhyrchu bwyd. Byddai addysg a rhannu gwybodaeth yn hybu mwy o gefnogaeth. Mae cyfranwyr am fabwysiadu arferion i fyw'n fwy cynaliadwy ac i helpu i ddatblygu a diogelu bioamrywiaeth. Yn y cyd-destun hwn, gwelwyd tai fel cyfle i gynyddu bioamrywiaeth.



## Recommendations.

The recommendations have been co produced with the multiple groups and individuals who have contributed throughout this consultation process:

The need for ongoing research should not delay or negate the need for immediate or timely legislation.

1. The Welsh Government should commission research [by an academic and an economist]: What would a controlled housing market mean in practice. Brief to be codesigned by a steering group including campaign and community organisations. To be carried out by the end of 2024. To include, but not be limited to:
  - a. who is buying houses and land in Wales?
  - b. why are house prices so elevated above local wages?
  - c. what are the implications of an uncontrolled housing market for Welsh Legislation and strategies such as Cymraeg 2050 and the Well Being of Future Generations Act?
2. Welsh Government should commission research [by an academic and an economist]: alternative models for Tourism. Brief to be codesigned by a steering group including campaign and community organisations. To be carried out by the end of 2024. To include, but not be limited to:
  - a. how is the current model problematic?
  - b. what are the alternatives?
  - c. how can we accommodate tourists in alternatives to the housing stock?
3. The Welsh Government should offer support for a Citizens Assemblies process in order to deliberate on both 'A Controlled Housing Market' and 'Changing the Tourist Model'. The commissioned research (above) should form part of the evidence for deliberation. We suggest a local authority be approached to run them.
4. The Welsh Government should create a bill to address housing inequality, enshrining in law the human right of the people of Wales to affordable, good quality and suitable homes.
5. The Well Being of Future Generations Commissioners Office should be better resourced and promoted by the Welsh Government. Funding should be made available to create a national programme of engagement and focus groups to see how Wales as a society can meet its goals, by either the Commission, or an appropriate organisation.
6. The Welsh Government should engage with stakeholders in-line with social partnership to further reform the rental sector. Commission research by an academic into rental caps and similar policies. Prioritise social housing over further subsidy of private landlords.
7. A Community Assets Commission should be set up by the Welsh Government to:
  - a. look at strengthening the rights of communities to own and control housing, land and community assets through community-led organisations and put a duty on public bodies to dispose of or lease land and property to community-owned social enterprises.
  - b. look at enabling communities to exercise their rights to own housing, land, profits from renewable energy and other community assets through a Community Wealth Fund and the Government facilitating low interest loans from a community bank for local people and community led enterprises.
8. Why are the Crown Estate Rights not devolved to Wales as they are in Scotland? The Welsh Government should initiate a public debate around devolving the Crown Estate Rights in Wales. Gauge public opinion by putting this to a Citizen Assembly.
9. The Welsh Government should commission research [By an academic and an economist]: that builds on the work of the ongoing Independent Commission on the Constitutional Future of Wales to explore what benefits could Independence/ more devolved power over areas like taxation and the social security system bring to improve housing in Wales.
10. A Green paper on housing is expected in the near future, specific research is needed to understand how to make housing and all other legislative priorities add up. The Green paper should allow for future legislative changes without the need for primary legislation. This would allow legislation to reflect research findings and citizen deliberations which may not be available in time for the Green paper publication. Wales should aspire to build its resilience so that the longstanding housing problems which have intensified in recent years are solved for the foreseeable future.

## Argymhellion.

Mae'r argymhellion wedi'u cydgyhyrchu gyda'r grwpiau ac unigolion lluosog sydd wedi cyfrannu drwy gydol y broses ymgynghori hon:

Ni ddylai'r angen am ymchwil barhaus oedi na negyddu'r angen am ddeddfwriaeth uniongyrchol neu amserol.

1. Dylai Llywodraeth Cymru gomisiynu ymchwil [gan academydd ac economegydd]: Beth fyddai marchnad tai reoledig yn ei olygu yn ymarferol. Briff i'w godio gan grŵp llywio gan gynnwys sefydliadau ymgyrchu a chymunedol. I'w wneud erbyn diwedd 2024. I gynnwys, ond heb fod yn gyfyngedig i:
  - a. pwy sy'n prynu tai a thir yng Nghymru?
  - b. pam fod prisiau tai mor uwch na chyflogau lleol?
  - c. beth yw goblygiadau marchnad dai afreolus i Ddeddfwriaeth Cymru a strategaethau fel Cymraeg 2050 a Deddf Llesiant Cenedlaethau'r Dyfodol?
2. Dylai Llywodraeth Cymru gomisiynu ymchwil [gan academydd ac economegydd]: Modelau amgen ar gyfer Twristiaeth. Briff i'w godio gan grŵp llywio gan gynnwys sefydliadau ymgyrchu a chymunedol. I'w wneud erbyn diwedd 2024. I gynnwys, ond heb fod yn gyfyngedig i:
  - a. sut mae'r model presennol yn peri problemau?
  - b. beth yw'r dewisiadau eraill?
  - c. sut allwn ni gynnwys twristiaid mewn dewisiadau eraill yn lle'r stoc tai?
3. Dylai Llywodraeth Cymru gynnig cymorth i broses Cynulliad Dinasyddion er mwyn ystyried 'Marchnad Dai a Reolir' a 'Newid y Model Twristiaeth'. Dylai'r ymchwil a gomisiynwyd (uchod) fod yn rhan o'r dystiolaeth ar gyfer ystyriaeth. Rydym yn awgrymu y dylid cysylltu ag awdurdod lleol i'w rhedeg.
4. Dylai Llywodraeth Cymru greu bil i fynd i'r afael ag anghydraddoldeb tai, gan ymgorffori yn y gyfraith hawl dynol pobl Cymru i gartrefi fforddiadwy, o ansawdd da ac addas.
5. Dylai Swyddfa Comisiynydd Llesiant Cenedlaethau'r Dyfodol gael gwell adnoddau a'i hyrwyddo gan Lywodraeth Cymru. Dylid sicrhau bod cyllid ar gael i greu rhaglen genedlaethol o ymgysylltu a grwpiau ffocws i weld sut y gall Cymru fel cymdeithas gyflawni ei nodau, naill ai gan y Comisiwn, neu gan sefydliad priodol.
6. Dylai Llywodraeth Cymru ymgysylltu â rhanddeiliaid yn unol â phartneriaeth gymdeithasol i ddiwygio'r sector rhentu ymhellach. Comisiynu ymchwil gan academydd i gapiau rhent a pholisïau tebyg. Blaenoriaethu tai cymdeithasol dros gymhorthdal pellach i landlordiaid preifat.
7. Dylai Llywodraeth Cymru sefydlu Comisiwn Asedau Cymunedol i:
  - a. edrych ar gryfhau hawliau cymunedau i fod yn berchen ar dai, tir ac asedau cymunedol a'u rheoli drwy sefydliadau a arweinir gan y gymuned a gosod dyletswydd ar gyrfff cyhoeddus i waredu neu brydlesu tir ac eiddo i fentrau cymdeithasol sy'n eiddo i'r gymuned.
  - b. edrych ar alluogi cymunedau i arfer eu hawliau i fod yn berchen ar dai, tir, elw o ynni adnewyddadwy ac asedau cymunedol eraill drwy Gronfa Cyfoeth Cymunedol a'r Llywodraeth yn hwyluso benthyciadau llog isel gan fanc cymunedol ar gyfer pobl leol a mentrau a arweinir gan y gymuned.
8. Pam nad yw Hawliau Ystad y Goron wedi'u datganoli i Gymru fel y maent yn yr Alban? Dylai Llywodraeth Cymru gychwyn dadl gyhoeddus ynghylch datganoli Hawliau Ystad y Goron yng Nghymru. Mesur barn y cyhoedd drwy gyflwyno hyn i Gynulliad Dinasyddion.
9. Dylai Llywodraeth Cymru gomisiynu ymchwil [Gan academydd ac economegydd]: sy'n adeiladu ar waith parhaus y Comisiwn Annibynnol ar Ddyfodol Cyfansoddiadol Cymru i archwilio pa fanteision a allai Annibyniaeth/mwy o bŵer datganoledig dros feysydd fel trethiant a'r gymdeithas gymdeithasol. system ddiogelwch i wella tai yng Nghymru.
10. Disgwylir Papur Gwyrdd ar dai yn y dyfodol agos, mae angen ymchwil benodol i ddeall sut i wneud i dai a'r holl flaenoriaethau deddfwriaethol eraill wneud synnwyr. Dylai'r Papur Gwyrdd ganiatáu newidiadau deddfwriaethol yn y dyfodol heb fod angen deddfwriaeth sylfaenol. Byddai hyn yn caniatáu i deddfwriaeth adlewyrchu canfyddiadau ymchwil a thrafodaethau dinasyddion nad ydynt efallai ar gael mewn pryd ar gyfer cyhoeddiad y Papur Gwyrdd. Dylai Cymru anelu at adeiladu ei gwytnwch fel bod y problemau tai hirsefydlog sydd wedi dwysáu yn y blynyddoedd diwethaf yn cael eu datrys hyd y cyfnod y gellir ei ragweld.

## Part 2: Background

Since the Covid Pandemic, communities in Wales have felt alarmed and overwhelmed by the deepening housing crisis. The trend to buy in Wales, the conversion from long term lets to AirBnb holiday lets; property speculation in both urban and rural areas; even the purchase of land for recreation, small woodlands and upland farms for corporate forestry and wind farms has seen a huge rise in interest in Welsh property - and a huge rise in prices. Contributors to this report frequently described a sense that the coherence, sustainability and needs of Welsh communities are being undermined by this crisis, and of people feeling powerless to influence events.

The Siarter Cartrefi campaign was formed in 2020 in rural Wales. The post covid rush for Welsh land and property, for second and holiday homes as well as for residential use exposed the fragility of many communities.

Since 2020 the campaign has grown and Siarter Cartrefi has broadened its campaign work to include the housing needs of urban areas. Addressing the housing needs for all the people of Wales has become our fundamental objective.

The Future Generations Report 2020, Housing [Ch5 p47].  
Recommendations to Welsh Government:

*“Work with organisations and communities to set a vision and long-term strategy for the future of housing in Wales.”*

### Aims of Siarter Cartrefi:

- to campaign positively for housing justice solutions in Wales
- To create a vision for housing in Wales
- To work with all sectors, with all political parties and all communities
- To use effective means to involve, engage and work with communities affected; to co produce solutions



### Campaigners met with Commissioners:

In September 2021 Siarter Cartrefi initiated a meeting between the Well Being of Future Generations Commissioner, Sophie Howe and the Welsh Language Commissioner, the Late Aled Roberts. Also present were representatives from nine campaign organisations and the Electoral Reform Society Cymru. We wanted to highlight the impact of the housing crisis on Welsh Communities and the need to involve the wider public in addressing the crisis by running an Emergency Housing Conference. We asked the commissioners to broker a meeting between grassroots community groups and the Welsh Government. The Commissioners wrote to Julie James, Minister for Housing and Climate Change on our behalf.

We also had support from Adam Price, leader of Plaid Cymru, Jane Dodds, leader of Welsh Liberal Democrats and The Bevan Foundation, all of whom contacted the Welsh Government in support of our initiative.

The Minister for Housing and climate change, Julie James, met with us in September 2022 and agreed to support our proposal for an Emergency Housing Conference. A working group of representatives from the Welsh Government and campaign groups was set up to deliver the event.

## Rhan 2: Cefndir

Ers Pandemig Covid, mae cymunedau yng Nghymru wedi cael eu brawychu a'u llethu gan yr argyfwng tai cynyddol. Y duedd i brynu yng Nghymru, y trosiad o rentu tymor hir i letai gwyliau AirBnb; buddsoddi er elw mewn eiddo mewn ardaloedd trefol a gwledig; mae hyd yn oed prynu tir ar gyfer hamdden, coetiroedd bychain a ffermydd ucheldir ar gyfer coedwigaeth gorfforaethol a ffermydd gwynt wedi gweld cynnydd aruthrol yn y diddordeb mewn eiddo Cymreig - a chynnydd aruthrol mewn prisiau. Disgrifiodd cyfranwyr i'r adroddiad hwn yn aml ymdeimlad bod cydlyniad, cynaliadwyedd ac anghenion cymunedau Cymru yn cael eu tanseilio gan yr argyfwng hwn, a phobl yn teimlo'n ddi-rym i ddylanwadu ar ddigwyddiadau.

Ffurfiwyd ymgyrch Siarter Cartrefi yn 2020 yng nghefn gwlad Cymru. Amlygodd y rhuthr ôl-covid am dir ac eiddo Cymru, ar gyfer ail gartrefi a chartrefi gwyliau yn ogystal ag at ddefnydd preswyl freuder llawer o gymunedau.

Ers 2020 mae'r ymgyrch wedi tyfu ac mae Siarter Cartrefi wedi ehangu ei gwaith ymgyrchu i gynnwys anghenion tai ardaloedd trefol. Mae mynd i'r afael ag anghenion tai holl bobl Cymru wedi dod yn amcan sylfaenol i ni.

Argymhellion ar gyfer Llywodraeth Cymru, Adroddiad Cenedlaethau'r Dyfodol 2020, Tai Pennod 5 tudalen 47.  
Cyfarfu ymgyrchwyr â'r Comisiynwyr:

*“Gweithio gyda sefydliadau a chymunedau i osod gweledigaeth a strategaeth hirdymor ar gyfer dyfodol tai yng Nghymru.”*

### Amcanion Siarter Cartrefi:

- ymgyrchu'n gadarnhaol dros atebion ar gyfer cyfiawnder tai yng Nghymru
- Creu gweledigaeth ar gyfer tai yng Nghymru
- Gweithio gyda phob sector, gyda phob plaid wleidyddol a phob cymuned
- Defnyddio dulliau effeithiol o gynnwys, ymgysylltu a gweithio gyda'r cymunedau yr effeithir arnynt; i gyd-gynhyrchu atebion

### Cyfarfu ymgyrchwyr â'r Comisiynwyr:

Ym mis Medi 2021 trefnodd Siarter Cartrefi gyfarfod rhwng Comisiynydd Llesiant Cenedlaethau'r Dyfodol, Sophie Howe a Chomisiynydd y Gymraeg, y Diweddar Aled Roberts. Roedd cynrychiolwyr o naw mudiad ymgyrchu a Chymdeithas Diwygio Etholiadol Cymru hefyd yn bresennol. Roeddem am dynnu sylw at effaith yr argyfwng tai ar Gymunedau Cymru a'r angen i gynnwys y cyhoedd ehangach wrth fynd i'r afael â'r argyfwng drwy gynnal Cynhadledd Argyfwng Tai. Gofynnwyd i'r comisiynwyr hwyluso cyfarfod rhwng grwpiau cymunedol llawr gwlad a Llywodraeth Cymru. Ysgrifennodd y Comisiynwyr at Julie James, y Gweinidog Tai a Newid Hinsawdd ar ein rhan.

Cawsom gefnogaeth hefyd gan Adam Price, arweinydd Plaid Cymru, Jane Dodds, arweinydd Democratiaid Rhyddfrydol Cymru a Sefydliad Bevan, a chysylltodd pob un ohonynt â Llywodraeth Cymru i gefnogi ein menter.

Cyfarfu'r Gweinidog Tai a Newid Hinsawdd, Julie James, â ni ym mis Medi 2022 a chytunodd i gefnogi ein cynnig ar gyfer Cynhadledd Tai Brys. Sefydlwyd gweithgor o gynrychiolwyr o Lywodraeth Cymru a grwpiau ymgyrchu i drefnu'r digwyddiad.



## Part 3: Consultation and Conference Design

### Introduction, approach and method

We recorded all evidence from the conference, the calls and meetings via informal notes, meeting minutes, post it notes, postcards and flipchart notes. We have collated the data gathered and analysed it to identify a range of key themes, and the range of points made under each theme.

In the first instance contributors expressed thanks for the opportunity to meet at a conference where their voices were the primary focus. Many contributors shared very positive comments about the Co-production experience. People felt engaged and heard and more motivated as a result.

A wide range of perspectives and ideas were expressed by participants and some strong themes emerged. The title of the conference (Housing Is Not Just About Housing) reflects the fact that stakeholders from across Wales agree that there is a crisis in Welsh communities, with change happening very fast. Housing issues can be emotive and many problems are seen as urgent. The discussions and contributions suggest that a wide range of stakeholders think that this crisis demands radical, or at least systemic change. Current responses have proven inadequate and too slow. In the main, the ideas contributors shared expressed a positive vision for Wales.

Much of the work Siarter Cartrefi has carried out has been guided by the Well Being of Future Generations Act. We have enjoyed support from the Commission particularly with the many introductions to various organisations. This has been key to making the conference as inclusive as it was.

### Conference aims

The objective of the conference was to engage and hear the voices of a wider range of stakeholders; to facilitate a discussion between communities, third sector, local government and national government and to draw on the combined expertise of the stakeholders involved to identify potential solutions to address the housing crisis.

Siarter Cartrefi wanted to draw on the 'wisdom of the crowd'; the expertise, knowledge and creativity that we know exists in Wales. It is the belief of Siarter and other grassroots campaign organisations that there are answers to our problems but we need to collaborate to realise them.

### Conference methodology

Firstly, we consulted with stakeholders about the kind of conference they wanted and what ideas they would like to raise. We did this by contacting as many people as we could.

We contacted community activists, social justice campaigners, third sector housing organisations as well as town and county councillors, Senedd Members and others. We wanted to be as representative as possible.

There is a rich network of campaign organisations and individual activists in Wales. A strong network of collaborators can only help to progress the cause for a more engaged and joined up movement for positive change. From the many conversations we had, we started to build a picture of what people wanted to discuss and how they wanted to engage.

The co-production theme was apparent from the beginning. The people we spoke with wanted to be part of the decision making process, they wanted to share ideas towards a common goal of addressing the housing crisis.

### The need to redefine 'conference' or find another word.

The idea of a 'conference' was not an easy sell to everyone. Some of the groups and individuals we hoped would be involved were reluctant to commit at first as they saw a housing conference as nothing more than an exercise in 'death by powerpoint' or a talking shop with nothing useful at the end of it. It was clear that the focus of 'our' conference had to be the voices and ideas of the delegates, not keynote speakers.

Once we had decided upon a conference without keynote speakers and towards a delegate led event, we needed to define a structure for what would be a short but intense day. We hired the Co Production Wales team to facilitate the conference and to help organise the day around the voices of the wider Welsh community.

The response to our efforts to raise awareness of the event was interesting. Many were slightly perplexed by the absence of keynote speakers. It might be argued that the fact that a 'delegate-led event with no keynote speakers' was perceived as alien might indicate a society which had not adequately enabled or celebrated the voices of ordinary people.

One group of activists only agreed to come if there was music after the conference, so we organised an informal evening of singing which was very successful. In this setting we were able to share ideas and build links between activists from all over Wales. Many expressed the importance of using the arts to engage and connect with communities.

## Rhan 3: Ymgynghori a Chynllun y Gynhadledd

### Cyflwyniad, ymdriniaeth a dull

Cofnodwyd yr holl dystiolaeth o'r gynhadledd, y galwadau a'r cyfarfodydd trwy nodiadau anffurfiol, cofnodion cyfarfodydd, nodiadau post-it, cardiau post a nodiadau siart troi. Rydym wedi cyfod y data a gasglwyd a'i ddadansoddi i nodi ystod o themâu allweddol, a'r ystod o bwyntiau a wnaed o dan bob thema.

Yn y lle cyntaf diolchodd y cyfranwyr am y cyfle i gyfarfod mewn cynhadledd gyda'r prif ffocws ar eu lleisiau nhw. Rhannodd llawer o gyfranwyr sylwadau cadarnhaol iawn am y profiad Cydgynhyrchu. Roedd pobl yn teimlo eu bod yn cael eu cynnwys a'u clywed ac yn fwy brwdfrydig o ganlyniad.

Mynegwyd ystod eang o safbwyntiau a syniadau gan gyfranogwyr a daeth rhai themâu cryf i'r amlwg. Mae teitl y gynhadledd (Nid yw Tai am Dai yn Unig) yn adlewyrchu'r ffaith bod rhanddeiliaid o bob rhan o Gymru yn cytuno bod yna argyfwng yng nghymunedau Cymru, gyda newid yn digwydd yn gyflym iawn. Gall pwnc tai fod yn emosiynol ac mae llawer o broblemau'n cael eu hystyried yn rhai brys. Mae'r trafodaethau a'r cyfraniadau'n awgrymu bod ystod eang o rhanddeiliaid yn meddwl bod yr argyfwng hwn yn gofyn am newid radical, neu o leiaf newid systemig. Mae'r ymatebion presennol wedi profi'n annigonol ac yn rhy araf. Ar y cyfan, roedd y syniadau a rannodd y cyfranwyr yn mynegi gweledigaeth gadarnhaol ar gyfer Cymru.

Mae llawer o'r gwaith y mae Siarter Cartrefi wedi'i wneud wedi'i arwain gan Ddeddf Llesiant Cenedlaethau'r Dyfodol. Rydym wedi cael cefnogaeth gan y Comisiwn yn arbennig gyda'r cyflwyniadau niferus i wahanol sefydliadau. Mae hyn wedi bod yn allweddol i wneud y gynhadledd mor gynhwysol ag yr oedd.

### Amcanion y Gynhadledd

Amcanion y gynhadledd oedd ymgysylltu a chlywed lleisiau ystod ehangach o rhanddeiliaid; i hwyluso trafodaeth rhwng cymunedau, y trydydd sector, llywodraeth leol a llywodraeth genedlaethol ac i dynnu ar arbenigedd cyfunol y rhanddeiliaid dan sylw i nodi atebion gyda photensial i fynd i'r afael â'r argyfwng tai.

Roedd Siarter Cartrefi eisiau manteisio ar 'ddoethineb y dyrfa'; yr arbenigedd, y wybodaeth a'r creadigrwydd y gwyddom sy'n bodoli yng Nghymru. Cred Siarter a sefydliadau ymgyrchu llawr gwlad eraill fod atebion i'n problemau ond mae angen i ni gydwethio i'w gwireddu.

### Methodoleg y Gynhadledd

Yn gyntaf, buom yn ymgynghori â rhanddeiliaid ynghylch y math o gynhadledd yr oeddent ei heisiau a pha syniadau yr hoffent eu codi. Gwnaed hyn drwy gysylltu â chymaint o bobl ag y gallem.

Fe wnaethom gysylltu ag ymgyrchwyr cymunedol, ymgyrchwyr cyfiawnder cymdeithasol, sefydliadau tai trydydd sector yn ogystal â chynghorwyr tref a sir, Aelodau'r Senedd ac eraill. Roeddem am fod mor gynrychioliadol â phosibl.

Mae rhwydwaith cyfoethog o sefydliadau ymgyrchu ac actifyddion unigol yng Nghymru. Yn anochel mae rhwydwaith cryf o gydweithwyr o gymorth i symud yr achos dros fudiad mwy ymgysylltiol a chydgyssylltiedig dros newid cadarnhaol yn ei flaen. O'r sgysiau niferus a gawsom, fe ddechreuon ni adeiladu darlun o'r hyn roedd pobl eisiau ei drafod a sut roedden nhw eisiau ymgysylltu.

Roedd y thema cydgynhyrchu yn amlwg o'r dechrau. Roedd y bobl y buom yn siarad â nhw eisiau bod yn rhan o'r broses o wneud penderfyniadau, roedden nhw eisiau rhannu syniadau tuag at y nod cyffredin o fynd i'r afael â'r argyfwng tai.

### Yr angen i ailddiffinio 'cynhadledd' neu ddod o hyd i air arall.

Nid oedd y syniad o 'gynhadledd' yn hawdd i'w werthu i bawb. Roedd rhai o'r grwpiau a'r unigolion yr oeddem yn gobeithio y byddent yn cymryd rhan yn amharod i ymrwymo i ddechrau gan eu bod yn gweld cynhadledd tai yn ddim mwy nag ymarfer mewn 'death by powerpoint' neu siop siarad heb unrhyw beth defnyddiol ar y diwedd. Roedd yn amlwg mai ffocws 'ein' cynhadledd fyddai lleisiau a syniadau'r cynrychiolwyr oedd, nid y prif siaradwyr.

Unwaith i ni benderfynu ar gynhadledd heb brif siaradwyr a thuag at ddigwyddiad dan arweiniad cynrychiolwyr, roedd angen i ni ddiffinio strwythur ar gyfer diwrnod byr ond dwys. Fe wnaethom gyflogi tîm Cydgynhyrchu Cymru i hwyluso'r gynhadledd ac i helpu i drefnu'r diwrnod o amgylch lleisiau'r gymuned Gymraeg ehangach.

Roedd yr ymateb i'n hymdrechion i godi ymwybyddiaeth o'r digwyddiad yn ddiddorol. Roedd llawer wedi'u drysu ychydig gan absenoldeb prif siaradwyr. Gellid dadlau y gallai'r ffaith bod 'digwyddiad a arweinir gan gynadleddwyr heb unrhyw brif siaradwyr' yn cael ei weld fel rhywbeth estron, ac yn arwydd o gymdeithas nad oedd wedi galluogi neu ddathlu lleisiau pobl gyffredin yn ddigonol.

### **Creating the themes for debate.**

We had to get the most out of a short day, so before the event we needed some idea about the kind of themes people wanted to discuss. We phoned around. We met in person around the country. We ran a trial, co-produced public event in Plas Tan Y Bwlch, North Wales.

**Phone:** We took time to listen. It takes a while for people to cover their concerns, especially when the issues are so complex. We often made multiple calls to the same party until we had settled on some clear ideas and principles.

This process was fundamental to understanding what people wanted to raise and we cannot overstate how important this was. It was also a big investment of time but gave us greater insight.

Many hours have been spent on the phone listening to stakeholder's views, this was particularly informative. We were inspired by the depth and breadth of people's ideas and perspectives. There are many motivated people with enormous experience and knowledge who care deeply about Wales. Apart from mainstream groups and organisations we also spoke with many people who are doing good work but often in isolation, on the periphery of power and decision making structures, their ideas/projects are often not well known. They have been a valuable source of ideas and information throughout this consultation process.

**Meeting in Person:** After the trauma of covid and the habitual use of Zoom and Teams we were glad to initiate meeting in person. We met with individuals as well as organisations. In this context nuanced conversation was much more possible.

We talked with a range of people about the social effects of Covid and the Lockdowns. The demand to buy Welsh property and the high number of tourists who visited Wales subsequently has had a deep effect on so many. In rural communities many described their experience post Lockdown as traumatic, even worse than the lockdown itself.

We were able to garner a lot of useful information by sharing the same space, having a conversation across the table. Many contributors described this as almost therapeutic.

**Public Meeting In Plas Tan Y Bwlch:** We ran a public event in Plas Tan Y Bwlch. This was a day-long session of co produced solutions with Cllr Elin Hwyl facilitating the process.

Once again this was an opportunity to be in the same space deliberating on ideas. The data from this event helped to inform the themes of the conference and this report. Cllr Gwynfor Owen provided the Welsh translation.

The Plas Tan Y Bwlch event, along with phone and in person conversations, helped to affirm our co-production approach and to develop a suitable format to meet the conference aims.

**Some of the organisations we consulted:** Unite Community Cambria, Acorn Cardiff, Sail, Dyfodol Yr Iaith, Cymdeithas Yr Iaith, Undod, Gorau i Gymru, Office of the Well Being of Future Generations Commissioner, Welsh Language Commission, Shelter Cymru, Tai Pawb, Housing Justice Cymru, Gypsy and Traveller Wales, The Bevan Foundation, The Institute for Welsh Affairs, Cwm Arian, Partneriaeth Ogwen, Race Council Cymru, Electoral Reform Society Cymru, National Pensioners Convention Cymru, NUS Wales, Community Energy Wales, Cwmpas, Ty Solar, Urban Foundry, Barcud, Grwp Resilience CBC, Landworkers Alliance, Child Poverty Action Group, PLANED, Crow Black Films, Yes Cymru, Wildlife Trust of South and West Wales, Llamau; Wood Knowledge Wales, various town and county councillors.

### **In addition, others who came on the conference day:**

Dolan, Pobl Bond Scheme, Swansea Co Housing, The Anne Mathews Trust, Welsh Refugee Council, Seniors Forum as well as representatives from local and national government.



Dim ond os oedd cerddoriaeth ar ôl y gynhadledd y cytunodd un grŵp o actifyddion i ddod, felly trefnwyd noson anffurfiol o ganu a fu'n llwyddiannus iawn. Yn y lleoliad hwn roeddem yn gallu rhannu syniadau a meithrin cysylltiadau rhwng gweithredwyr o bob rhan o Gymru. Mynegodd llawer bwysigrwydd defnyddio'r celfyddydau i ymgysylltu a chysylltu â chymunedau.

### **Creu themâu ar gyfer Trafodaeth.**

Roedd yn rhaid i ni gael y mwyaf allan o ddiwrnod byr, felly cyn y digwyddiad roedd angen rhyw syniad am y math o themâu roedd pobl eisiau eu trafod. Fe wnaethon ni ffonio o gwmpas. Cawsom gyfarfodydd mewn person o amgylch y wlad. Cynhaliwyd ddigwyddiad cyhoeddus arbrofol, wedi'i gydgyhyrchu ym Mhlas Tan y Bwlch, Gogledd Cymru.

**Ffôn:** Fe wnaethon ni gymryd amser i wrando. Mae'n cymryd amser i bobl roi sylw i'w pryderon, yn enwedig pan fo'r materion mor gymhleth. Buom yn aml yn gwneud galwadau lluosog i'r un parti nes ein bod wedi setlo ar rai syniadau ac egwyddorion clir.

Roedd y broses hon yn hanfodol i ddeall yr hyn yr oedd pobl am ei drafod ac ni allwn orbwysleisio pa mor bwysig oedd hyn. Roedd hefyd yn fuddsoddiad mawr o amser ond rhoddodd fwy o fewnwelediad i ni. Treuliwyd oriau lawer ar y ffôn yn gwranddo ar farn rhanddeiliaid, roedd hyn yn arbennig o addysgiadol. Cawsom ein hysbrydoli gan ddyfnder ac ehangder syniadau a safbwyntiau pobl. Mae yna lawer o bobl frwdfrydig sydd â phrofiad a gwybodaeth aruthrol sy'n poeni'n fawr am Gymru. Ar wahân i grwpiau a sefydliadau prif ffrwd buom hefyd yn siarad â llawer o bobl sy'n gwneud gwaith da ond yn aml ar eu pen eu hunain, ar gyrion pŵer a strwythurau gwneud penderfyniadau, yn aml nid yw eu syniadau/prosiectau yn hysbys iawn. Mae hon wedi bod yn ffynhonnell werthfawr o syniadau a gwybodaeth drwy gydol y broses ymgynghori hon.

**Cyfarfod Wyneb yn Wyneb:** Ar ôl trawma covid a'r defnydd cyson o Zoom a Teams roeddem yn falch o gyfarfod wyneb yn wyneb. Fe wnaethom gyfarfod ag unigolion yn ogystal â sefydliadau. Yn y cyd-destun hwn roedd sgwrs gynnill yn llawer mwy posibl.

Buom yn siarad ag amrywiaeth o bobl am effeithiau cymdeithasol Covid a'r Cloi. Mae'r galw i brynu eiddo Cymreig a'r nifer uchel o dwristiaid a ymwelodd â Chymru wedi hynny wedi cael effaith fawr ar gynifer. Mewn cymunedau gwledig disgrifiodd llawer eu profiad ar ôl y Cloi fel un trawmatig, hyd yn oed yn waeth na'r Cloi ei hun.

Roeddem yn gallu casglu llawer o wybodaeth ddefnyddiol trwy rannu'r un gofod, a chael sgwrsio ar draws y bwrdd. Disgrifiodd llawer o gyfranwyr hyn fel rhywbeth therapiwtig bron.

**Cyfarfod Cyhoeddus Ym Mhlas Tan Y Bwlch:** Cynhaliwyd digwyddiad cyhoeddus ym Mhlas Tan Y Bwlch. Roedd hon yn sesiwn diwrnod o hyd o atebion ar y cyd gyda'r Cynghorydd Elin Hywel yn hwyluso'r broses. Unwaith eto roedd hwn yn gyfle i fod yn yr un gofod yn ystyried syniadau. Bu'r data o'r digwyddiad hwn yn gymorth i lywio themâu'r gynhadledd a'r adroddiad hwn. Darparodd y Cyng Gwynfor Owen y cyfieithiad Cymraeg.

Bu digwyddiad Plas Tan y Bwlch, ynghyd â sgwrsiau dros y ffôn ac yn bersonol, yn gymorth i gadarnhau ein dull cydgyhyrchu ac i ddatblygu fformat addas i gwrdd ag amcanion y gynhadledd.

**Rhai o'r sefydliadau yr ymgynghorwyd â nhw:** Unite Community Cambria, Acorn Cardiff, Sail, Dyfodol yr Iaith, Cymdeithas yr Iaith, Undod, Gorau i Gymru, Swyddfa Comisiynydd Llesiant Cenedlaethau'r Dyfodol, Comisiwn y Gymraeg, Shelter Cymru, Tai Pawb, Housing Justice Cymru, Sipsiwn a Theithwyr Cymru, Sefydliad Bevan, Y Sefydliad Materion Cymreig, Cwm Arian, Partneriaeth Ogwen, Race Council Cymru, Cymdeithas Diwygio Etholiadol Cymru, Confensiwn Cenedlaethol Pensiynwyr Cymru, UCM Cymru, Ynni Cymunedol Cymru, Cwmpas, Tŷ Solar, Urban Foundry, Barcud, Grŵp Resilience CBS, Landworkers Alliance, Child Poverty Action Group, PLANED, Crow Black Films, Yes Cymru, Ymddiriedolaeth Natur De a Gorllewin Cymru, Llamau; Wood Knowledge Wales, amryw o gynghorwyr tref a sir.

**Yn ogystal, roedd eraill a ddaeth ar ddiwrnod y gynhadledd:** Dolan, Pobl Bond Scheme, Tai Abertawe Cyf, Ymddiriedolaeth Anne Mathews, Cyngor Ffoaduriaid Cymru, Fforwm Pobl Hŷn yn ogystal â chynrychiolwyr o lywodraeth leol a chenedlaethol.

## 'Housing is Not Just About Housing'

From our pre-conference consultation it was clear that stakeholders wanted to discuss housing in the broadest context. In these conversations a range of topics were raised. What was clear was that most contributors did not just want to talk about housing in isolation.

The inference is that housing issues have become complex, they are about the whole of society, about community, about language and culture, cohesiveness, infrastructure, how we heat our homes, generate and own energy, they are about work, communications, transport and education.

Housing is integral to all of the things that create sustainable communities. In order to address the fundamental need for good housing we need to consider every aspect of society. We wanted to represent this approach in our event.

So that we could hit the ground running on the day, we organised the most commonly raised themes under eight titles, another four were added at the conference.

The wider discussion about housing was underpinned by the call for systemic change. As one contributor put it, 'Tinkering with the small print on housing policy is not an option'.

## A Shared Vision for Housing Wales

*'In order to solve the housing crisis in Wales, it is vital that everyone is working towards a common goal. At present there is no shared vision for housing in Wales, we need to create one.'*

Dr Steffan Evans, Bevan Foundation.

One of the useful outcomes of the consultation was an idea initiated by Dr Steffan Evans of the Bevan Foundation. He rightly points out that we do not have an explicit vision for housing in Wales. We decided the conference would be the right venue to begin the process of developing this vision.

The event was held in Machynlleth, mid Wales which would make it reasonably equidistant for attendees. The morning session at the conference focussed on a shared vision for housing in Wales. In the afternoon we debated the policy ideas needed to make that shared vision a reality.

About 60% of attendees were Welsh speaking which reflected the attendance from the North, mid and West Wales. The conference was bi lingual, translation was provided by Dafydd Morris Jones. Gwenno Edwards of Co Production Wales also facilitated in Welsh throughout the event.



## 'Nid yw tai'n ymwneud â thai yn unig'

O'n hymgyngoriad cyn y gynhadledd roedd yn amlwg bod rhanddeiliaid am drafod tai yn y cyd-destun ehangaf. Yn y sgysiau hyn codwyd amrywiaeth o bynciau. Yr hyn a oedd yn amlwg oedd nad oedd y rhan fwyaf o gyfranwyr eisiau siarad am dai ar eu pen eu hunain yn unig.

Y casgliad yw bod materion tai wedi dod yn gymhleth, maent yn ymwneud â chymdeithas gyfan, cymuned, iaith a diwylliant, cydlyniant, seilwaith, sut yr ydym yn gwresogi ein cartrefi, yn cynhyrchu ac yn berchen ar ynni, yn ymwneud â gwaith, cyfathrebu, trafndiaeth a addysg. Mae tai yn rhan annatod o'r holl bethau sy'n creu cymunedau cynaliadwy. Er mwyn mynd i'r afael â'r angen sylfaenol am dai da mae angen inni ystyried pob agwedd ar gymdeithas. Roeddem am gynrychioli'r agwedd hon yn ein digwyddiad.

Er mwyn i ni allu dechrau ar y diwrnod, trefnwyd y themâu a godwyd amlaf o dan wyth teitl, ac ychwanegwyd pedair arall yn y gynhadledd.

Ategwyd y drafodaeth ehangach am dai gan yr alwad am newid systemig. Fel y dywedodd un cyfranwr, 'Nid yw tincian gyda'r print mân ar bolisi tai yn opsiwn'.

## Gweledigaeth ar y Cyd ar gyfer Tai Cymru

*'Er mwyn datrys yr argyfwng tai yng Nghymru, mae'n hanfodol bod pawb yn gweithio tuag at nod cyffredin. Ar hyn o bryd nid oes gweledigaeth a rennir ar gyfer tai yng Nghymru, mae angen inni greu un.'*

Dr Steffan Evans, Sefydliad Bevan.

Un o ganlyniadau defnyddiol yr ymgyngoriad oedd syniad a luniwyd gan Dr Steffan Evans o Sefydliad Bevan. Mae'n nodi'n gywir nad oes gennym weledigaeth benodol ar gyfer tai yng Nghymru. Fe wnaethom benderfynu mai'r gynhadledd fyddai'r lleoliad iawn i ddechrau'r broses o ddatblygu'r weledigaeth hon.

Cynhaliwyd y digwyddiad ym Machynlleth, canolbarth Cymru a fyddai'n ei gwneud yn weddol gyfartal o ran pellter i'r mynychwyr. Roedd sesiwn y bore yn y gynhadledd yn canolbwyntio ar weledigaeth a rennir ar gyfer tai yng Nghymru. Yn y prynhawn buom yn trafod y syniadau polisi sydd eu hangen i wireddu'r weledigaeth gyffredin honno.

Roedd tua 60% o'r mynychwyr yn siarad Cymraeg sy'n adlewyrchu'r presenoldeb o'r Gogledd, y Canolbarth a'r Gorllewin. Roedd y gynhadledd yn ddwyieithog, darparwyd cyfieithiad gan Dafydd Morris Jones. Bu Gwenno Edwards o Gydgyhyrchu Cymru hefyd yn hwyluso yn Gymraeg drwy gydol y digwyddiad.



## Part 4: Conference Findings in Full

### Data presentation

In the main we have left comments made by contributors under the themes where they made them. Comments about 'Second homes' for instance occur under several themes. The context in which comments are made are important but have invariably led to some repetition.

### Morning session:

#### A Shared Vision for Housing in Wales

For contributors, housing was seen as community-building, not just bricks and mortar. Housing was also seen as an expression of societal values.

*'I wish to live in a genuine social democracy with less wealth inequality and more sustainability.'*

*'Where everyone is empowered to live rich lives because their housing enables it.'*

*'We want a Wales where: everyone has a home-food-heating. We have equality and no poverty. Where people work to live, not live to work.'*

*'Priority is building a village/town not just homes for sale.'*

*'Houses are treated as homes and not securities to make a profit.'*

*'Homes are safe places to live, not just financial assets.'*

*'Homes that meet different needs.'*

*'Get rid of home ownership as the aim. The aim is safe, secure, affordable homes. Renting for life for all ages and all incomes.'*

**Devolution.** There were many calls for Independence or more devolved power to the Senedd.

*'Independence for Wales would allow us to have a fair and sustainable vision in Wales.'*

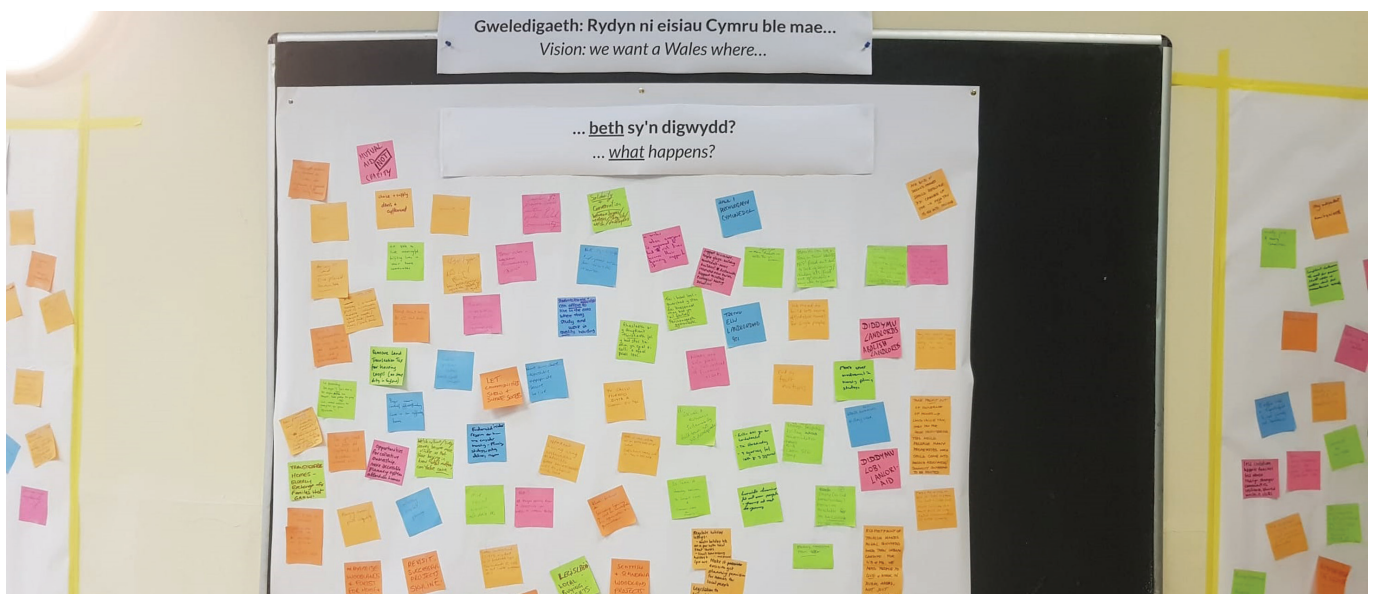
**Social justice** and equality of opportunity were themes that ran throughout this whole process.

*'Wales and communities where housing is available for everyone, not just for the privileged.'*

*'Are able to live meaningful, fulfilling lives in their communities.'*

*'Everyone has the right to a safe, suitable home they can afford.'*

*'Take profit out of ownership of homes, Landvalue tax, high tax for house profiteering. This would release many properties which could come into housing association/community ownership to be rented.'*



## Rhan 4: Canfyddiadau'r Gynhadledd yn Llawn

### Cyflwyno data

Ar y cyfan rydym wedi gadael sylwadau a wnaed gan gyfranwyr o dan y themâu lle gwnaethant nhw. Mae sylwadau am 'Ail gartrefi' er enghraifft yn digwydd o dan sawl thema. Mae'r cyd-destun y gwneir sylwadau ynddo yn bwysig ond yn anorffod maent wedi arwain at rywffaint o ailadrodd.

### Sesiwn bore:

#### Datblygu Gweledigaeth ar y Cyd ar gyfer Tai yng Nghymru

I gyfranwyr, ystyrid tai fel adeiladu cymunedol, nid dim ond brics a mortar. Gwelwyd tai hefyd fel mynegiant o werthoedd cymdeithasol.

*'Rwy'n dymuno byw mewn democratiaeth gymdeithasol wirioneddol gyda llai o anghydraddoldeb cyfoeth a mwy o gynaliadwyedd.'*

*'Lle mae pawb wedi'u grymuso i fyw bywydau cyfoethog oberwydd bod eu tai yn ei alluogi.'*

*'Rydyn ni eisiau Cymru lle: mae gan bawb dŷ - bwyd - gwres. Mae gennym ni gydraddoldeb a dim tlodi. Lle mae pobl yn gweithio i fyw, nid byw i weithio.'*

*'Y flaenoriaeth yw adeiladu pentref/tref nid dim ond cartrefi ar werth.'*

*'Mae tai yn cael eu trin fel cartrefi ac nid fel gwarantau i wneud elw.'*

*'Mae cartrefi yn lleoedd diogel i fyw ynddynt, nid yn asedau ariannol yn unig.'*

*'Cartrefi sy'n cwrdd ag anghenion gwahanol.'*

*'Cael gwared ar berchentaeth fel y nod. Y nod yw cartrefi diogel, sicr a fforddiadwy. Rhentu am oes i bob oed a phob incwm.'*

**Datganoli.** Roedd llawer o alwadau am Annibyniaeth neu fwy o bŵer datganoledig i'r Senedd.

*'Byddai annibyniaeth i Gymru yn caniatáu inni gael gweledigaeth deg a chynaliadwy yng Nghymru.'*

Roedd **cyfiawnder cymdeithasol** a chyfluoedd cyfartal yn themâu a oedd yn rhedeg drwy gydol y broses gyfan hon.

*'Cymru a chymunedau lle mae tai ar gael i bawb, nid dim ond i'r breintiedig.'*

*'Gall pobl fyw bywydau ystyrllon, boddhaus yn eu cymunedau.'*

*'Mae gan bawb yr hawl i gartref diogel ac addas y gallant ei fforddio.'*

*'Tynnu elw allan o berchnogaeth cartrefi, treth gwerth tir, treth uchel ar elw o dai. Byddai hyn yn rhyddhau llawer o eiddo a allai ddod i berchnogaeth cymdeithasau tai/cymuned i'w rhentu.'*



The **balance** of communities was seen as important.

*'People of Wales to have the right balance of sustainable communities.'*

*'Build 'mixed use' villages and towns in sufficient numbers to support diverse resources and activities.'*

*'Instilling collective communities.'*

*'Viable communities - where people can live and work within their means.'*

*'Social and economic sustainability. Build towns, not just developments.'*

*'Is there a paradox between the social value and economic value of housing.'*

*'More social housing, affordable places.'*

*'I wish to live in a genuine social democracy with less wealth inequality and 'more sustainability.'*

Many contributors wanted to talk about the **positive qualities of Welsh communities**, they celebrated what made Wales idiosyncratic and wanted to work to defend and celebrate Welsh culture, language and resilience.

*'Strength of Wales is [that] it's more community-led than UK generally.....its strong.'*

*'People of Wales. A community of communities.'*

The **demographic mix** of the community and its neighbourhoods is seen as important. This feeds into the perceived viability and resilience of sustainable communities.

*'Young and middle age and elderly. living connected lives.'*

*'Creation of proper cross section of a viable Welsh Community.'*

*'Make it easy and attractive for older people to share, subdivide.'*

*'Self sufficient sustainable community, not somewhere where people come to die.'*

*'Fundamental reform on how we consider housing planning strategy 'More professional opportunities for young people to give them reasons to stay.'*

*'Young people (and older) can stay in their communities without impoverishment.'*

*'Young people can live affordably in a community and contribute to the community.'*

When asked at the conference **who this vision was for**, a cross section of society was suggested, some are listed below:

*'For all people who want to live in Wales; for farmers, for young people, people whose voices are not being heard here; people on low incomes; local people to keep communities and language alive, children, older people, teenagers, queer families, young families, anyone, everyone? Vulnerable, successive generations; young, middle aged and elderly in one community; care sector workers, marginalised groups eg traveller community, refugees, lower socio economic background; all people in Wales especially groups whose needs aren't met ie disabled people, key workers, people who are currently denied the opportunity to grow because their housing prevents it; for the next generation and the next and the next; educators, survivors of domestic abuse, the whole community. We need balanced communities, students, international students, universities. Pobl Cymru/people of Wales. For people who want to make Wales their home - contribute to a shared culture not just a pretty, cheap place to holiday or retire to.'*

Roedd **cydbwysedd** cymunedau yn cael ei ystyried yn bwysig.

*'Pobl Cymru i gael y cydbwysedd cywir o gymunedau cynaliadwy.'*

*'Adeiladu digon o bentrefi a threfi 'defnydd cymysg' i gefnogi adnoddau a gweithgareddau amrywiol.'*

*'Sefydlu cymunedau ar y cyd.'*

*'Cymunedau hyfyw – lle gall pobl fyw a gweithio o fewn eu gallu.'*

*'Cynaliadwyedd cymdeithasol ac economaidd. Adeiladu trefi, nid dim ond datblygiadau.'*

*'A oes paradocs rhwng gwerth cymdeithasol a gwerth economaidd tai.'*

*'Mwy o dai cymdeithasol, lleoedd fforddiadwy.'*

*'Rwy'n dymuno byw mewn democratiaeth gymdeithasol wirioneddol gyda llai o anghydraddoldeb cyfoeth a 'mwy o gynaliadwyedd.'*

Roedd llawer o gyfranwyr eisiau siarad am **rinweddau cadarnhaol cymunedau Cymreig**, roedden nhw'n dathlu'r hyn oedd yn gwneud Cymru'n hynod ac eisiau gweithio i amddiffyn a dathlu diwylliant, iaith a gwydnwch Cymru.

*'Cryfder Cymru yw [ei bod] yn cael ei harwain fwy gan y gymuned na'r DU yn gyffredinol...mae'n gryf.'*

*'Pobl Cymru. Cymuned o gymunedau.'*

Ystyrir bod **cymysgedd demograffig** y gymuned a'i chymdogaethau yn bwysig. Mae hyn yn bwydo i mewn i ddichonoldeb a gwytnwch canfyddedig cymunedau cynaliadwy.

*'Ifanc a chanol oed a'r henoed. byw bywydau cysylltiedig.'*

*'Creu trawstoriad cywir o Gymuned Gymraeg hyfyw.'*

*'Gwnewch hi'n hawdd ac yn ddeniadol i bobl hŷn rannu, isrannu.'*

*'Cymuned gynaliadwy hunangynhaliol, nid rhywle lle mae pobl yn dod i farw.'*

*'Diwygio sylfaenol ar sut rydym yn ystyried strategaeth cynllunio tai 'Mwy o gyfleoedd proffesiynol i bobl ifanc gan roi rhesymau iddynt aros.'*

*'Gall pobl ifanc (a hŷn) aros yn eu cymunedau heb dlodi.'*

*'Gall pobl ifanc fyw'n fforddiadwy mewn cymuned a chyfrannu at y gymuned.'*

Pan ofynnwyd yn y gynhadledd **ar gyfer pwy oedd y weledigaeth hon**, awgrymwyd trawstoriad o gymdeithas, rhestrir rhai isod:

*'I bawb sydd eisiau byw yng Nghymru; i ffermwyr, i bobl ifanc, pobl nad yw eu lleisiau'n cael eu clywed yma; pobl ar incwm isel; pobl leol i gadw cymunedau ac iaith yn fyw, plant, pobl hŷn, pobl ifanc yn eu harddegau, teuluoedd hoyw, teuluoedd ifanc, unrhyw un, pawb? Diamddiffyn, cenedlaethau sy'n dilyn; ifanc, canol oed ac oedrannus mewn un gymuned; gweithwyr y sector gofal, grwpiau ymylol e.e. cymuned teithwyr, ffoaduriaid, cefndir economaidd-gymdeithasol is; pawb yng Nghymru yn enwedig grwpiau nad yw eu hanghenion yn cael eu diwallu h.y. pobl anabl, gweithwyr allweddol, pobl nad ydynt yn cael cyfle i dyfu ar hyn o bryd oberwydd bod eu tai yn ei atal; ar gyfer y genhedlaeth nesaf a'r nesaf a'r nesaf; addysgwyr, goroeswyr cam-drin domestig, y gymuned gyfan. Mae angen cymunedau cytbwys, myfyrwyr, myfyrwyr rhyngwladol, prifysgolion. Pobl Cymru/people of Wales. I bobl sydd eisiau gwneud Cymru yn gartref iddynt - cyfrannwch at ddiwylliant a rennir nid yn unig fel lle tlws, rhad, i fynd ar wyliau neu i ymddeol iddo.'*



There was a lot of support for more **Community led housing (CLT)** as a way to achieve better homes and stronger communities. Community led housing was often associated with higher quality, more ecologically friendly developments.

*'Encourage investing in CLT's and Co- ops. and downsizers moving to eco- villages.'*

*'Opportunities for collective ownership, a more accessible planning system and affordable homes.'*

*'Community led development-community land trusts-community ownership.'*

*'Housing and land are scarce and so should not be open market but community led.'*

*'Stop 'incentivising' landlords to help meet policy goals – work to change ownership structure! Council/ community ownership.'*

*'Self sustainable communities, towns.'*

There were a few comments regarding the types of family structures which could be accommodated within communities and the need for housing to respond to breakdown in relationships.

*'That we could raise families collectively, rather than caring for kids in nuclear families only.'*

*'Not to get stuck in toxic relationships because we can't find housing to move out.'*

The importance of language and culture was seen by many as a fundamental part of sustainable Welsh communities and in need of protection.

*'Able to stay in their areas/affordable houses//the Welsh as a language in the community.'*

*'Control the housing market. Welsh speakers are deprived of their communities and roots.'*

*'That Welsh is the main language spoken in Wales.'*

*'Respect for Welsh experience.'*

*'Acknowledgement of difference Welsh Citizens/indigenous Welsh(awareness of local issues by incomers) Importance and place.'*

*'Trying to live as a Welsh person in a system that excludes me and my community in my own country.'*

*'Long term students engaging with culture and are more likely to remain and build lives here.'*

Changing the **economic model** was often raised as a necessary way to enable better communities, better housing.

*'De- marketise our system.'*

*'We wish not to live in an international economic hegemony with systemic deprivation and oppression.'*

*'viable communities - where people can live and work within their means.'*

*'Abolition capitalism, a better economy for all.'*

*'Keep property in the community.'*

*'Control housing sector and economy.'*

*'Wealth distribution . 'Four Day week'*

Roedd llawer o gefnogaeth i fwy o **Dai a Arweinig gan y Gymuned (TAG)** fel ffordd o sicrhau gwell cartrefi a chymunedau cryfach. Roedd tai a arweinig gan y gymuned yn aml yn gysylltiedig â datblygiadau o ansawdd uwch, mwy ecologyfeillgar.

*'Anogwch fuddsoddi mewn TAG a'r Cwmnïau Cydweithredol. a bobl sydd am dy llai yn symud i eco-bentrefi.'*

*'Cyfleoedd ar gyfer perchnogaeth gyfunol, system gynllunio fwy bygyrch a thai fforddiadwy.'*

*'Arweinig gan y gymuned – ymddiriedolaethau tir cymunedol – perchnogaeth gymunedol.'*

*'Mae tai a thir yn brin ac felly ni ddylent gael eu harwain gan y farchnad agored ond gan y gymuned.'*

*'Rhoi'r gorau i 'gymell' landlordiaid i helpu i gyflawni nodau polisi – gweithio i newid strwythur perchnogaeth! Perchnogaeth cyngor/cymuned.'*

*'Cymunedau hunangynaliadwy, trefi.'*

Cafwyd ychydig o sylwadau ynghylch y mathau o strwythurau teuluol y gellid eu cynnwys mewn cymunedau a'r angen am dai i ymateb i chwalfa mewn perthnasoedd.

*'Y gallem fagu teuluoedd ar y cyd, yn hytrach na gofalu am blant mewn teuluoedd niwclear yn unig.'*

*'Peidio â mynd yn sOWNd mewn perthnasoedd gwenwynig oberwydd anallu i ddod o hyd i dŷ er mwyn symud allan.'*

Roedd llawer o'r farn bod pwysigrwydd iaith a diwylliant yn rhan sylfaenol o gymunedau Cymraeg cynaliadwy ac angen eu hamddiffyn.

*'Gallu aros yn eu hardaloedd/tai fforddiadwy//y Gymraeg fel iaith yn y gymuned.'*

*'Rheoli'r farchnad dai. Mae siaradwyr Cymraeg yn cael eu hamddifadu o'u cymunedau a'u gwreiddiau.'*

*'Bod y Gymraeg yn brif iaith a siaredir yng Nghymru.'*

*'Parch at brofiad Cymreig.'*

*'Cydnabod gwahaniaeth Dinasyddion Cymreig/Cymry cynhenid (ymwybyddiaeth o faterion lleol gan fewnfudwyr) Pwysigrwydd a lle.'*

*'Ceisio byw fel Cymro mewn system sy'n fy eithrio i a fy nghymuned yn fy ngwlad fy hun.'*

*'Mae myfyrwyr tymor hir yn ymgysylltu â diwylliant ac yn fwy tebygol o aros ac adeiladu bywydau yma.'*

Roedd newid y **model economaidd** yn cael ei godi'n aml fel ffordd angenrheidiol o alluogi cymunedau gwell, gwell tai.

*'Dad-farchmata ein system.'*

*'Dymunwn beidio â byw mewn hegemoni economaidd ryngwladol gydag amddifadedd systemig a gormes.'*

*'cymunedau hyfyw – lle gall pobl fyw a gweithio o fewn eu gallu.'*

*'Diddymu cyfalafiaeth, gwell economi i bawb.'*

*'Cadw eiddo yn y gymuned.'*

*'Rheoli'r sector tai a'r economi.'*

*'Dosbarthiad cyfoeth . 'Wythnos Pedwar Diwrnod.'*

Many contributors see that our ability to achieve sustainable communities is dependent on more controls over the housing market and priority for local people.

*'Fundamental reform on how we consider housing planning strategy policy, '*

*'Legislation to support buyers who are local and contributing to local community and economy over people from outside/retired/second homes.'*

*'legislation local buying rights.'*

*'Total control of the housing market at community level.'*

*'More housing at a lower price for sale. Rented accommodation of better quality,'*

*'Families can live and stay in their locality Not forced out due to lack of housing/holiday lets/priced out of rentals and being able to purchase.'*

*'Better rules and legislation accountability. Education.'*

*'Control the tourist industry so that housing is not lost to the local community.'*

*'Control of own (Wales) housing Market. Ownership to Wales residents rental for everyone else.'*

*'Housing for local people-protect present stock from second homes. Community ownership.'*

*'Control the housing market-only residents (went to school grew up in) of Wales can buy , everyone else can rent.'*

Those controls included tenancy rights. Many contributors wanted a more secure future for tenants with better controls and protections in place. This was seen as an important element for creating a more secure and positive future.

*'Control over private rents, control over planning, some control over building standards.'*

*'Private renters and ... landlords need more regulations.'*

*'poorly regulated rental sector that prioritises profits over people/alternative needed.'*

*'Landlords making large profits from tenants.'[wish was different]*

There were many comments throughout this process which supported a more **environmental approach**. This is covered elsewhere in this report.

*'Affordable housing using sustainable materials. Better environments co -existence with land.'*

*'Employment arises from renewable resources.'*

*'Housing is a considered part of sustainable matrix-having transport/food hubs/work hubs.'*

*'Homes zero carbon local materials adaptable and flexible to work, live, shrink.'*

There was support for county councils to take more positive action to enable suitable housing.

*'A strong voice for communities when planning developments.'*

*'Local authorities need to let go of land, believe in people not corporations.'*

Mae llawer o gyfranwyr yn gweld bod ein gallu i gyflawni cymunedau cynaliadwy yn dibynnu ar fwy o reolaethau dros y farchnad dai a blaenoriaeth i bobl leol.

*‘Diwygio sylfaenol ar sut yr ydym yn ystyried polisi strategaeth cynllunio tai.’*

*‘Deddfwriaeth i gefnogi prynwyr sy’n lleol ac yn cyfrannu at y gymuned a’r economi leol dros bobl o’r tu allan/wedi ymddeol/ail gartrefi.’*

*‘deddfwriaeth hawliau prynu lleol.’*

*‘Rheolaeth lwyr ar y farchnad dai ar lefel gymunedol.’*

*‘Mwy o dai am bris is ar werth. Llety ar rent o ansawdd gwell.’*

*‘Gall teuluoedd fyw ac aros yn eu hardal Heb eu gorfodi allan oberwydd diffyg tai/gosodiadau gwyliau/pris o renti a gallu prynu.’*

*‘Gwell rheolau a deddfwriaeth atebolwydd. Addysg.’*

*‘Rheoli’r diwydiant turisticaeth fel nad yw tai yn cael eu colli i’r gymuned leol.’*

*‘Rheoli eich Marchnad Dai eich Hun (Cymru). Perchnogaeth i breswylwyr Cymru, rhentu i bawb arall.’*

*‘Tai i bobl leol – diogelu’r stoc bresennol rhag ail gartrefi. Perchnogaeth gymunedol.’*

*‘Rheoli’r farchnad dai fel y gall trigolion Cymru (a aeth i’r ysgol eu magu) yn unig brynu, gall pawb arall rentu.’*

Roedd y rheolaethau hynny yn cynnwys hawliau tenantiaeth. Roedd llawer o gyfranwyr eisiau dyfodol mwy sicr i denantiaid gyda gwell rheolaethau ac amddiffyniadau ar waith. Gwelwyd hyn fel elfen bwysig ar gyfer creu dyfodol mwy sicr a chadarnhaol.

*‘Rheoli rhenti preifat, rheolaeth dros gynllunio, rhywfaint o reolaeth dros safonau adeiladu.’*

*‘Mae angen mwy o reoliadau ar rentwyr preifat a landlordiaid.’*

*‘sector rhentu sydd wedi’i reoleiddio’n wael sy’n blaenoriaethu elw dros bobl/angen ateb arall.’*

*‘Landlordiaid yn gwneud elw mawr gan denantiaid.’ [roedd dymuniad i hyn fod yn wahanol]*

Cafwyd llawer o sylwadau drwy gydol y broses hon a oedd yn cefnogi **ymagwedd fwy amgylcheddol**. Ymdrinnir â hyn mewn man arall yn yr adroddiad hwn.

*‘Tai fforddiadwy sy’n defnyddio deunyddiau cynaliadwy. Amgylcheddau gwell yn cydfodoli â thir.’*

*‘Mae cyflogaeth yn deillio o adnoddau adnewyddadwy.’*

*‘Mae tai yn cael ei ystyried yn rhan o fatrics cynaliadwy sy’n cynnwys trafnidiaeth/bwyd/canolfannau gwaith.’*

*‘Deunyddiau lleol di-garbon cartrefi y gellir eu haddasu a’u hyblyg i weithio, byw, crebachu.’*

Roedd cefnogaeth i gynghorau sir i gymryd camau mwy cadarnhaol i alluogi tai addas.

*‘Llais cryfi i gymunedau wrth gynllunio datblygiadau.’*

*‘Mae angen i awdurdodau lleol ollwng tir, credu mewn pobl nid corfforaethau.’*



## What would be the outcomes of our shared vision becoming reality?

When asked at the conference what that shared vision would create, delegates expressed visions of **more resilient and cohesive communities** with a balance of ages and adequate services, where social justice created a fairer society and where the Welsh language was a fundamental part of Welsh Life.

*‘Create a nation where everyone can live secure, healthy and safe.’*

*‘Socially just and thriving communities.’*

*‘Schools fill up with local kids, learning Welsh, building local knowledge, love and pride.’*

*‘We can enjoy multi generational life in sustainable communities which are coherent and where the language thrives.’*

*‘Young families can feel proud of where they come from and happy to stay in their communities.’*

*‘Bigger, stronger, younger, more resilient rural communities.’*

*‘All generations sharing knowledge, support, history together in one community.’*

*‘Socially just and thriving communities.’*

*‘The community is fully functioning and has a full school, full shops, services, all ages live in the community.’*

Many contributors imagine a **fairer, more affordable rental market**.

*‘Those coming to Wales to study are able to live within distance to university without being forced into high rent student housing.’*

*‘More rental houses being available at a good standard and an affordable rate linked to local rates of pay.’*

*‘Stability for all tenants and landlords.’*

The possibilities of **more self sufficiency in energy and food** to help create better housing, to help rebuild community resilience was often mentioned,

*‘Own energy to fund eco housing for locals. Second/holiday homes phased out.’*

*‘More needs are met from locally produced food materials.’*

Contributors often talked about poverty in a wider context. There was a desire to learn from other people’s experiences as a way of informing our ideas/solutions. One contributor looks forward to sharing our progress with others around the world.

*‘We are an example to the world, we export humanitarian aid and education to empower other people to do the same to end poverty and homelessness.’*

Many contributors celebrate what we already have and don’t want to lose it.

*‘keep the tradition/ keep the people.’*

*‘So that Wales is not a ‘big theme park.’’*

## Beth fyddai canlyniadau ein gweledigaeth gyffredin yn dod yn realiti?

Pan ofynnwyd iddynt yn y gynhadledd beth fyddai'r weledigaeth gyffredin honno'n ei chreu, mynegodd y cynrychiolwyr weledigaethau o gymunedau mwy cydnerth a chydlynol gyda chydbwysedd oedran a gwasanaethau digonol, lle'r oedd cyfiawnder cymdeithasol yn creu cymdeithas decach a lle'r oedd y Gymraeg yn rhan sylfaenol o Fywyd Cymru.

*'Creu cenedl lle gall pawb fyw'n ddiogel, yn iach ac yn saff.'*

*'Cymunedau cymdeithasol gyfiawn a ffyniannus.'*

*'Mae ysgolion yn llenwi â phlant lleol, yn dysgu Cymraeg, yn adeiladu gwybodaeth leol, cariad a balchder.'*

*'Gallwn fwynhau bywyd aml-genhedlaeth mewn cymunedau cynaliadwy sy'n gydlynol a lle mae'r iaith yn ffynnu.'*

*'Gall teuluoedd ifanc deimlo'n falch o ble maen nhw'n dod ac yn hapus i aros yn eu cymunedau.'*

*'Cymunedau gwledig mwy, cryfach, iau, mwy gwydn.'*

*'Pob cenedlaeth yn rhannu gwybodaeth, cefnogaeth, hanes gyda'i gilydd mewn un gymuned.'*

*'Cymunedau cymdeithasol gyfiawn a ffyniannus.'*

*'Mae'r gymuned yn gweithredu'n llawn ac mae ganddi ysgol lawn, siopau llawn, gwasanaethau, pob oed yn byw yn y gymuned.'*

Mae llawer o gyfranwyr yn dychmygu **marchnad rhentu decach a mwy fforddiadwy**.

*'Mae'r rhai sy'n dod i Gymru i astudio yn gallu byw o fewn pellter i'r brifysgol heb gael eu gorfodi i dai myfyrwyr rhent uchel.'*

*'Mwy o dai rhent ar gael o safon dda a chyfradd fforddiadwy yn gysylltiedig â chyfraddau cyflog lleol.'*

*'Sefydlwch i bob tenant a landlord.'*

Crybwyllwyd yn aml y posibiladau o **fwy o hunangynhaliath mewn ynni a bwyd** i helpu i greu gwell tai, i helpu i ailadeiladu gwydnwch cymunedol,

*'Yn berchen ar ynni i ariannu tai eco ar gyfer pobl leol. Ail gartrefi/cartrefi gwyliau wedi'u dirwyn i ben.'*

*'Mae mwy o anghenion yn cael eu diwallu o ddeunyddiau bwyd a gynhyrchir yn lleol.'*

Roedd cyfranwyr yn aml yn siarad am dlodi mewn cyd-destun ehangach. Roedd awydd i ddysgu o brofiadau pobl eraill fel ffordd o lywio ein syniadau/atebion. Mae un cyfrannwr yn edrych ymlaen at rannu ein cynnydd ag eraill ledled y byd.

*'Rydym yn esiampl i'r byd, rydym yn allforio cymorth dyngarol ac addysg i rymuso pobl eraill i wneud yr un peth i roi terfyn ar dlodi a digartrefedd.'*

Mae llawer o gyfranwyr yn dathlu'r hyn sydd gennym yn barod a dydyn nhw ddim am ei golli.

*'cadw'r traddodiad/cadw'r bobl.'*

*'Fel nad yw Cymru yn 'barc thema mawr'.'*

## Afternoon session:

### Twelve Themes. Debating the Solutions.

During the afternoon, the conference deliberated on ideas to help deliver the solutions, the 'shared vision for Housing in Wales'.

Draft themes were identified at pre-conference preparation consultations across Wales, four more were added to during the conference.

### 1. Having Control over the Housing Market in Wales.

Throughout this whole process [pre-conference and conference], controlling the housing market was one of the main themes raised.

This theme reflected the concern contributors had that the market was distorted and beyond local means partly because of 'outside' interest in Welsh property. That the market was unfair and prejudicial against Welsh buyers.

The right to adequate housing was also frequently raised, it was suggested that without controls those rights were less attainable.

Many pointed to the wealth disparity between Wales and the rest of the UK. They go on to say that as a consequence local buyers cannot compete in the market with wealthier buyers from outside of Wales.

*'We cannot match the buying power of people from outside Wales. We cannot buy houses in our communities because we cannot match wealthier buyers.'*

*'For people of Wales, we cannot meet England's needs so let us meet ours and control access to our communities or we will be excluded again.'*

*'2nd home controls are important, 1st step challenging primacy of 'market''*

Contributors asserted that the economic model in the UK is problematic for local buyers as Wales is the poorest of the home nations. Competing in an open market was deemed problematic to Welsh buyers.

*'Control – necessary within the current UK economic model.'*

*'People, councils and planners to take (back) control of house building – not the development market.'*

*'housing and land scarce and so should not be open market but community led'*

It was frequently raised that Welsh buyers are increasingly economically excluded from either renting or buying in their own communities. This has far reaching consequences for the integrity of Welsh communities and that 'locals should be prioritised'.

*'All new builds should be locals only.'*

*'strengthen the voice of the local community – they're the ones who know their needs.'*

*'Exert more control by people who understand local needs.'*

*'Legislation to prioritise house buyers who are contributing locally (for homes not holiday lets).'*

*'Welsh people do not want to live on reservations, we don't want to live in shitty houses either, we want to live in the heart of our communities.'*

Controls over Second and Holiday homes were frequently raised (this is covered more under the Tourism theme) and comments on this subject were shared whatever the theme being discussed. Second and holiday homes were seen to have both a tangible impact on communities as well as a symbolic one.

## Sesiwn prynhawn:

### Deuddeg Thema. Trafod yr atebion

Yn ystod y prynhawn, bu'r gynhadledd yn trafod syniadau i helpu i gyflawni'r 'weledigaeth ar y cyd ar gyfer Tai yng Nghymru'. Nodwyd themâu drafft mewn ymgynghoriadau paratoi cyn y gynhadledd ledled Cymru, ac ychwanegwyd at bedair arall yn ystod y gynhadledd.

Deuddeg thema:

### 1. Bod â Rheolaeth dros y Farchnad Dai yng Nghymru.

Drwy gydol yr holl broses hon [cyn-gynhadledd a chynhadledd], rheoli'r farchnad dai oedd un o'r prif themâu a godwyd. Roedd y thema hon yn adlewyrchu'r pryder a oedd gan y cyfranwyr bod y farchnad wedi'i hystumio a thu hwnt i gyrraedd pobl leol, yn rhannol oherwydd diddordeb 'o'r tu allan' mewn eiddo Cymreig. Bod y farchnad yn annheg ac yn rhagfarnu yn erbyn prynwyr Cymreig.

Roedd yr hawl i dai digonol hefyd yn cael ei godi'n aml, ac awgrymwyd bod yr hawliau hynny'n llai cyraeddadwy heb reolaethau.

Tynnodd llawer sylw at y gwahaniaeth cyfoeth rhwng Cymru a gweddill y DU. Maent yn mynd ymlaen i ddweud na all prynwyr lleol o ganlyniad gystadlu yn y farchnad â phrynwyr cyfoethocach o'r tu allan i Gymru.

*'Ni allwn gystadlu a phiwer prynu pobl o'r tu allan i Gymru. Ni allwn brynu tai yn ein cymunedau oherwydd ni allwn gadw i fynny â phrynwyr cyfoethocach.'*

*'I bobl Cymru, ni allwn ddiwallu anghenion Lloegr felly gadewch inni fodloni ein rhai ni a rheoli mynediad i'n cymunedau neu byddwn yn cael ein hallgáu eto.'*

*'Mae rheolaethau 2il gartref yn bwysig, gyda'r cam 1af yn herio uchafiaeth y farchnad.'*

Honnodd cyfranwyr fod y model economaidd yn y DU yn broblematic i brynwyr lleol gan mai Cymru yw'r dlotaf o'r gwledydd cartref. Ystyriwyd bod cystadlu mewn marchnad agored yn broblem i brynwyr Cymreig.

*'Rheoli – yn angenrheidiol o fewn model economaidd presennol y DU.'*

*'Pobl, cyngorau a chynllunwyr i gymryd (yn ôl) rheolaeth dros adeiladu tai – nid y farchnad ddatblygu.'*

*'tai a thir yn brin ac felly ni ddylent gael eu harwain gan y farchnad agored ond gan y gymuned'*

Dywedwyd yn aml fod prynwyr Cymreig yn cael eu hallgáu fwyfwy yn economaidd naill ai rhag rhentu neu brynu yn eu cymunedau eu hunain. Mae gan hyn ganlyniadau pellgyrhaeddol i gyfanrwydd cymunedau Cymreig ac y 'dylid rhoi blaenoriaeth i bobl leol'.

*'Dylai pob adeilad newydd fod ar gyfer pobl leol yn unig.'*

*'cryfhau llais y gymuned leol – nhw yw'r rhai sy'n gwybod eu hanghenion.'*

*'Rhoi mwy o reolaeth gan bobl sy'n deall anghenion lleol.'*

*'Deddfwriaeth i flaenoriaethu prynwyr tai sy'n cyfrannu'n lleol (ar gyfer cartrefi nid gosodiadau gwyliau).'*

*'Dydi Cymry ddim eisiau byw ar reservations, dydyn ni ddim eisiau byw mewn tai shitty chwaith, rydyn ni eisiau byw yng nghalon ein cymunedau.'*

Codwyd rheolaethau dros Ail Gartrefi a Chartrefi Gwyliau yn aml (mae hyn yn cael ei drafod yn fwy dan y thema Twristiaeth) a rhannwyd sylwadau ar y pwnc hwn beth bynnag oedd y thema a oedd yn cael ei thrafod. Gwelwyd bod ail gartrefi a chartrefi gwyliau yn cael effaith sylweddol ar gymunedau yn ogystal ag un symbolaidd.



Many suggested that Planning can have a more prominent role in control.

*'Enable/encourage people to put restrictions on sales to ensure house is lived in.'*

One contributor suggested we change the expression 'Housing market' to 'Housing system'. This reflected a widespread view that the commodification of housing was undermining Welsh communities.

*'Change the way we view property ownership. More emphasis on community building and less on profit.'*

Contributors acknowledged that imposing more controls in the housing market might be controversial, however, they point to other countries/places who have addressed similar problems to Wales by controlling their markets(Vienna, Jersey model, Tirol). Also, they point out that some controls already exist in the market such as local covenants etc.

*'Control who can buy where. like Jersey or other places. Why cant we control our housing market as it is unfair as it is.'*

*'Local connection restrictions on purchasing/ renting – local authorities to decide – needs local decisions too – Jersey do this – include air bnb.'*

*'What's the point of building a better Cymru if we are ultimately excluded from this utopia. If we don't control it we will be out bid for it.'*

Controls were also suggested over rents and tenancy rights.

*'Control over private rents, control over planning, some control over building standards.'*

Many contributors said that Welsh Legislation such as the Well Being of Future Generation Goals(and Cymraeg 2050) are out of reach in a society(system) which excludes the people of Wales from their own communities. For many it is a simple equation, if we do not control the housing market in Wales we cannot meet existing Welsh legislation.

*'Control enables the meeting of Welsh legislation, well being and social justice – Cymru.'*

*'Housing needs in Wales. More control is needed to satisfy the Welsh legislature.'*

In addition to this 'we cannot build our way out of this' was also a common sentiment.

Many contributors equate lack of controls in the housing market to social injustice and escalating poverty. They also say that much of the positive visioning reflected in this consultation would be unattainable without long term controls.

There was support for One Planet Developments(OPD) however there was concern that this too needed more controls in favour of local people. There was a concern that without control the language and culture would be further eroded and land prices would rise.

*'We need to make OPD for locals only. Others must rent in a given area for 5 years at least before applying. We need to have more oversight of successful applications.'*

In rural areas lack of control would see the language and culture further diminish.

*'Without control of the housing market the language will not be viable.'*

*'People of Wales to have the right balance of sustainable communities.'*

## **1. Having Control over the Housing Market in Wales - Summary**

Controlling the Housing Market has been a strong theme throughout this process. People frequently raised the wealth disparity between Wales and the rest of the UK as problematic and that a positive vision for Welsh Communities is hard to establish and keep without controls.

Awgrymodd llawer y gall Cynllunio gael rôl amlycach mewn rheolaeth.

*‘Galluogi/annog pobl i osod cyfyngiadau ar werthiannau er mwyn sicrhau bod pobl yn byw yn y tŷ.’*

Awgrymodd un cyfrannwr ein bod yn newid yr ymadrodd ‘Marchnad dai’ i ‘System dai’. Roedd hyn yn adlewyrchu barn eang bod nwydd tai yn tanseilio cymunedau Cymreig.

*‘Newid y ffordd yr ydym yn gweld perchnogaeth eiddo. Mwy o bwyslais ar adeiladu cymunedol a llai ar elw.’*

Roedd cyfranwyr yn cydnabod y gallai gosod mwy o reolaethau yn y farchnad dai fod yn ddadleuol, fodd bynnag, maent yn cyfeirio at wledydd/lleoedd eraill sydd wedi mynd i’r afael â phroblemau tebyg i Gymru drwy reoli eu marchnadoedd (Vienna, model Jersey, Tirol). Hefyd, maent yn nodi bod rhai rheolaethau eisoes yn bodoli yn y farchnad megis cyfamodau lleol ac ati.

*‘Rheolwch pwy all brynu ble, fel Jersey neu leoedd eraill. Pam na allwn reoli ein marchnad dai gan ei fod yn annbeg fel y mae.’*

*‘Cyfyngiadau cysylltiad lleol ar brynu/rhentu – awdurdodau lleol i benderfynu – angen penderfyniadau lleol hefyd – Jersey yn gwneud hyn – cynnwys bnb aer.’*

*‘Beth yw pwynt adeiladu Cymru well os cawn ein heithrio o’r iwtopia yma yn y pen draw. Os na fyddwn yn ei reoli byddwn yn cael ein prisio allan ohono.’*

Awgrymwyd rheolaethau hefyd dros renti a hawliau tenantiaeth.

*‘Rheolaeth dros renti preifat, rheolaeth dros gynllunio, rhywfaint o reolaeth dros safonau adeiladu.’*

Dyweddodd llawer o gyfranwyr fod Deddfwriaeth Cymru fel Nodau Llesiant Cenedlaethau’r Dyfodol (a Chymraeg 2050) allan o gyrraedd mewn cymdeithas(system) sy’n eithrio pobl Cymru o’u cymunedau eu hunain. I lawer mae’n hafaliad syml, os nad ydym yn rheoli’r farchnad dai yng Nghymru ni allwn fodloni deddfwriaeth bresennol Cymru.

*‘Mae rheolaeth yn galluogi cyfarfod â deddfwriaeth Gymreig, lles a chyfiawnder cymdeithasol – Cymru.’*

*‘Anghenion tai yng Nghymru. Mae angen mwy o reolaeth i fodloni’r deddfwriaeth Gymreig.’*

Yn ogystal â hyn roedd ‘ni allwn adeiladu ein ffordd allan o hyn’ hefyd yn deimlad cyffredin.

Mae llawer o gyfranwyr yn gyfystyr â diffyg rheolaethau yn y farchnad dai ag anghyfiawnder cymdeithasol a thlodi cynyddol. Barnant hefyd y byddai llawer o’r weledigaeth gadarnhaol a adlewyrchwyd yn yr ymgynghoriad hwn yn anghyraeddadwy heb reolaethau hirdymor.

Roedd cefnogaeth i Ddatblygiadau Un Blaned (One Planet Development - OPD) ond roedd pryder bod angen mwy o reolaethau ar hyn hefyd o blaid pobl leol. Roedd pryder y byddai’r iaith a’r diwylliant yn cael eu herydu ymhellach heb reolaeth ac y byddai prisiau tir yn codi.

*‘Mae angen i ni wneud OPD ar gyfer pobl leol yn unig. Rhaid i eraill rentu mewn ardal benodol am 5 mlynedd o leiaf cyn gwneud cais. Mae angen i ni gael mwy o oruchwyliaeth o geisiadau llwyddiannus.’*

Mewn ardaloedd gwledig byddai diffyg rheolaeth yn gweld yr iaith a’r diwylliant yn lleihau ymhellach.

*‘Heb reolaeth y farchnad dai ni fydd yr iaith yn hyfyw.’*

*‘Pobl Cymru i gael y cydbwysedd cywir o gymunedau cynaliadwy.’*

## **1. Bod â Rheolaeth dros y Farchnad Dai yng Nghymru - Crynodeb**

Mae rheoli’r Farchnad Dai wedi bod yn thema gref drwy gydol y broses hon. Roedd pobl yn aml yn dweud bod y gwahaniaeth mewn cyfoeth rhwng Cymru a gweddill y DU yn broblematic a bod gweledigaeth gadarnhaol ar gyfer Cymunedau Cymreig yn anodd ei sefydlu a’i chadw heb reolaethau.

## 2. Bringing more decision-making power into Wales

During the consultation many contributors referred to the need for systemic change. Most of the 3rd sector organisations we consulted also expressed this view. It was often said that our problems are deep rooted and trying to solve them without major systemic change was not possible.

*'In order to address our problems we need more power. Wales must have the devolved powers it needs before we can make the decisions we need to see.'*

Many contributors felt that in order to affect that systemic change we need a dramatic shift in decision making centres. This ranged from 'more devolved power for the Senedd' to 'full Independence', as well as 'devolving more power' to communities and local authorities. The main principle is that without the means to influence affairs, both locally and nationally, the housing crisis cannot be properly addressed.

*'Independence is the only answer'*

*'Move to decentralisation to independence for Wales.'*

*'Independence for Wales would allow us to have a fair and sustainable vision in Wales'*

*'Remove the Welsh Secretary as he only interferes with Welsh Government policy.'*

*'Devolve housing benefit to Wales, let's spend money creating Welsh Gov owned social housing, instead of giving 180 million a year to private landlords.'*

*'Have the right to create a planning system for the needs of Wales.'*

Many contributors felt dis-empowered, unable to influence the matters that affect them. Power and accountability, these are two words which often came up in discussion .

*'Not just moving power from Westminster, but about spreading it to local communities, for bottom up democracy.'*

It was often stated that reform and positive change can only happen if we have the power to enact it. Devolving power to communities and enabling the voices from communities have been consistent themes. Various means for more engagement have been raised including the setting up of Citizen and People Assembly programmes to deliberate on housing.

*'Power is devolved to community and resourced appropriately.'*

*'Gathering together and focusing on the various voices of diverse and different communities and groups.'*

*'Work with a county council to run the First Citizen Assembly on Housing.'*

*'Fund a pot for Citizens Assemblies and support/fund the first series of Citizens Assemblies on housing.'*

*'People's Assemblies with central power - not bodies of recommendation.'*





## 2. Dod â mwy o bŵer gwneud penderfyniadau i Gymru

Yn ystod yr ymgynghoriad cyfeiriodd llawer o gyfranwyr at yr angen am newid systemig. Mynegodd y rhan fwyaf o'r sefydliadau trydydd sector yr ymgynghorwyd â hwy y farn hon hefyd. Dywedwyd yn aml fod ein problemau wedi'u gwreiddio'n ddwfn ac nid oedd yn bosibl ceisio eu datrys heb newid systemig mawr.

*'Er mwyn mynd i'r afael â'n problemau mae angen mwy o bŵer arnom. Rhaid i Gymru gael y pŵerau datganoledig sydd eu hangen arni cyn y gallwn wneud y penderfyniadau y mae angen inni eu gweld.'*

Teimlai llawer o gyfranwyr fod angen newid dramatig yn y canolfannau gwneud penderfyniadau er mwyn effeithio ar y newid systemig hwnnw. Roedd hyn yn amrywio o 'fwy o bŵer datganoledig i'r Senedd' i 'Annibyniaeth lawn', yn ogystal â 'datganoli mwy o bŵer' i gymunedau ac awdurdodau lleol. Y brif egwyddor yw, heb y modd i ddylanwadu ar faterion, yn lleol ac yn genedlaethol, na ellir mynd i'r afael yn iawn â'r argyfwng tai.

*'Annibyniaeth yw'r unig ateb'*

*'Symud at ddatganoli i annibyniaeth i Gymru.'*

*'Byddai annibyniaeth i Gymru yn caniatáu inni gael gweledigaeth deg a chynaliadwy yng Nghymru'*

*'Dileu Ysgrifennydd Cymru gan ei fod ond yn ymyrryd â pholisi Llywodraeth Cymru.'*

*'Datganoli budd-dal tai i Gymru, gadewch i ni wario arian yn creu tai cymdeithasol sy'n eiddo i Lywodraeth Cymru, yn lle rhoi 180 miliwn y flwyddyn i landlordiaid preifat.'*

*'Meddu ar yr hawl i greu system gynllunio ar gyfer anghenion Cymru.'*

Teimlai llawer o gyfranwyr nad oeddent wedi'u grymuso, na allant ddylanwadu ar y materion sy'n effeithio arnynt. Grym ac atebolrwydd, dyma ddau air a godwyd yn aml mewn trafodaeth .

*'Nid dim ond symud pŵer o San Steffan, ond ei ledaenu i gymunedau lleol, er mwyn democratiaeth o'r gwaelod i fyny.'*

Dywedwyd yn aml mai dim ond os oes gennym y pŵer i'w ddeddfu y gall diwygio a newid cadarnhaol ddigwydd. Mae datganoli pŵer i gymunedau a galluogi lleisiau cymunedau wedi bod yn themâu cyson. Codwyd gwahanol ddulliau o ymgysylltu mwy gan gynnwys sefydlu rhaglenni Cynulliad Dinasyddion a Phobl i drafod tai.

*'Mae pŵer wedi'i ddatganoli i'r gymuned ac mae adnoddau priodol ar gael.'*

*'Casglu a chanolbwyntio ar leisiau amrywiol cymunedau a grwpiau amrywiol a gwahanol.'*

*'Gweithio gyda cyngor sir i redeg y Cynulliad Dinasyddion Cyntaf ar Dai.'*

*'Ariannu cronfa ar gyfer Cynulliadau Dinasyddion a chefnogi/ariannu'r gyfres gyntaf o Gynulliadau Dinasyddion ar dai.'*

*'Cynulliadau'r Bobl â grym canolog – nid cyrff o argymhellad.'*





Methods and formats for more community engagement were often raised. Many felt disconnected from power and meaningful forms of engagement. The feedback to the conference we ran in Machynlleth was very positive, many contributors were glad to have that forum for sharing ideas and to feel heard and involved.

Also raised was more support for community activists to help push a grass roots representation. One contributor suggested a training programme to develop a new generation of community activists to help create more community engagement.

*'Community training and education.'*

*'A response to the structural lack that undermines all types of grassroots campaigns'*

*'Building a political culture.'*

*'Participation/reciprocity/empowerment and voice for all'*

Also raised was that there are examples of communities who have enabled themselves despite the difficulties and obstacles. As one contributor put it, 'where people have just got on with it'. Partneriaeth Ogwen was cited as a good example. Some contributors encourage the formation or joining of unions.

*'Organise your workplace and community.'*

## 2. Bringing more decision-making power into Wales - Summary

In one word, empowerment. Whether through Independence or more devolved power to the Senedd, or power devolved to communities. Contributors are asking to be heard and to be involved in decision making, to be enabled to solve their own community issues. Throughout our consultation there was clear dissatisfaction with the current model of Westminster oversight. It is clear Welsh citizens want to shape their own communities and futures. Do they have enough of a voice, do they have the power?





Codwyd dulliau a fformatau ar gyfer mwy o ymgysylltu â'r gymuned yn aml. Roedd llawer yn teimlo eu bod wedi'u datgysylltu oddi wrth bŵer a mathau ystyrion o ymgysylltu. Roedd yr adborth i'r gynhadledd a gynhaliwyd gennym ym Machynlleth yn gadarnhaol iawn, roedd llawer o gyfranwyr yn falch o gael y fforwm hwnnw ar gyfer rhannu syniadau ac i deimlo eu bod yn cael eu clywed a'u cynnwys.

Codwyd hefyd mwy o gefnogaeth i weithredwyr cymunedol i helpu i hybu cynrychiolaeth ar lawr gwlad. Awgrymodd un cyfranwr raglen hyfforddi i ddatblygu cenhedlaeth newydd o actifyddion cymunedol i helpu i greu mwy o ymgysylltiad cymunedol.

*'Hyfforddiant ac addysg gymunedol.'*

*'Ymateb i'r diffyg strwythurol sy'n tanseilio pob math o ymgyrchoedd ar lawr gwlad'*

*'Adeiladu diwylliant gwleidyddol.'*

*'Cyfranogiad/dwyochredd/grymuso a llais i bawb'*

Nodwyd yn ogystal fod enghreifftiau o gymunedau sydd wedi galluogi eu hunain er gwaethaf yr anawsterau a'r rhwystrau. Fel y dywedodd un cyfranwr, 'lle mae pobl wedi gafael ynddi eu hunain'. Nodwyd Partneriaeth Ogwen fel enghraifft dda. Mae rhai cyfranwyr yn annog ffurfio neu ymuno ag undebau.

*'Trefnwch eich gweithle a'ch cymuned.'*

## 2. Dod â mwy o bŵer gwneud penderfyniadau i Gymru - Crynodeb

Mewn un gair, grymuso. Boed hynny drwy Annibyniaeth neu fwy o bŵer datganoledig i'r Senedd, neu bŵer wedi'i ddatganoli i gymunedau. Mae cyfranwyr yn gofyn am gael eu clywed ac i fod yn rhan o wneud penderfyniadau, i gael eu galluogi i ddatrys eu problemau cymunedol eu hunain. Drwy gydol ein hymgyngoriad roedd anfodlonrwydd amlwg â'r model presennol o oruchwyliaeth San Steffan. Mae'n amlwg bod dinasyddion Cymru eisiau llunio eu cymunedau a'u dyfodol eu hunain. Oes ganddyn nhw ddigon o lais, oes ganddyn nhw'r pŵer?



### 3. Defining and implementing a right to adequate housing in Wales.

The right to adequate housing was a popular theme. Many contributors expressed strong sentiments on this. Enshrined rights for decent housing was seen by many contributors as a minimum requirement in Wales.

*'Incorporate UN right to adequate housing and adapt UN framework/principles to adequacy. Use this as a vehicle to end homelessness.'*

*'Defining adequate housing = the type which landlords and the rich would be willing to live in themselves (i.e. not damp, mouldy, dilapidated)'*

*'A safe and secure home is a right not a privilege.'*

For many the right to decent housing requires a systemic shift. This principle was a strong thread which ran throughout this consultation.

*'Accept housing is not a commodity but a right - shifting the dial.'*

Importantly, the right to adequate housing was seen as a priority over profit.

*'If housing is a right, society needs to make sure all are adequately housed. No one should have the right to exploit the needs of others. Social/community landlords do not aim to make a profit.'*

A report (Back the Bill Coalition-Alma Economics) commissioned by Shelter Cymru, Tai Pawb and Chartered Institute For Housing which made the economic case for the right to Adequate Housing, was raised and supported by many contributors. There was a lot of discussion about how to create momentum towards this fundamental right.

*'Demand a Citizens Assembly to enshrine housing rights in law - this would mean they could be demanded in court.'*

*'Organising tenants' unions and campaign groups.'*

*'Tenant action groups like Acorn and Unite Community.'*

*'Join or set up a union, in unity there is strength'*

*'Finally, there was also a call for squatters rights.'*

*'Allow squatting in non-commercial buildings (Squatter's Rights!!)'*

### 3. Defining and implementing a right to adequate housing in Wales - Summary

The right to adequate housing was raised either explicitly or implicitly by most contributors. Throughout this process housing was repeatedly referred to in a moral context. The lack of adequate rights and protections for decent housing was seen as deeply problematic and divisive. The question often asked, Why are some people housed adequately and others not in the current system? Enshrining the right to adequate housing was seen by many as a fundamental principle in a civilised society.

### 3 Diffinio a gweithredu hawl i dai digonol yng Nghymru.

Roedd yr hawl i dai digonol yn thema boblogaidd. Mynegodd llawer o gyfranwyr deimladau cryf am hyn. Roedd llawer o gyfranwyr yn ystyried bod hawliau wedi'u hymgorffori ar gyfer tai addas yn ofyniad sylfaenol yng Nghymru.

*'Ymgorffori hawl y Cenbedloedd Unedig i dai addas ac addasu fframwaith/egwyddorion y Cenbedloedd Unedig i ddigonolrwydd. Defnyddiwch hwn fel cyfrwng i roi terfyn ar ddigartrefedd.'*

*'Diffinio tai digonol = y math y byddai landlordiaid a'r cyfoethog yn fodlon byw ynddynt eu hunain (h.y. ddim yn llaith, yn llwydo, yn adfeiliedig)'*

*'Hawl nid braint yw cartref diogel a sicr.'*

I lawer mae'r hawl i dai gweddus yn gofyn am newid systemig. Roedd yr egwyddor hon yn llinyn cryf a oedd yn rhedeg drwy gydol yr ymgyngoriad hwn.

*'Derbyn nad nwydd yw tai ond hawl – symud y deial.'*

Yn bwysig, roedd yr hawl i dai digonol yn cael ei hystyried yn flaenoriaeth dros elw.

*'Os yw tai yn hawl, mae angen i gymdeithas wneud yn siŵr bod pawb yn cael eu cartrefu'n ddigonol. Ni ddylai neb gael yr hawl i fanteisio ar anghenion eraill. Nid yw landlordiaid cymdeithasol/cymunedol yn ceisio gwneud elw.'*

Cafodd adroddiad (Back the Bill Coalition-Alma Economics) a gomisiynwyd gan Shelter Cymru, Tai Pawb a'r Sefydliad Tai Siartredig a oedd yn cyflwyno'r achos economaidd dros yr hawl i Dai Digonol, ei godi a'i gefnogi gan lawer o gyfranwyr. Bu cryn drafod sut i greu momentwm tuag at yr hawl sylfaenol hon.

*'Mynnu Cynulliad Dinasyddion i ymgorffori hawliau tai yn y gyfraith - byddai hyn yn golygu y gellid eu mynnu yn y llys.'*

*'Trefnu undebau tenantiaid a grwpiau ymgyrchu.'*

*'Grwpiau gweithredu tenantiaid fel Acorn ac Unite Community.'*

*'Ymunwch â neu sefydlwch undeb, mewn undod mae cryfder'*

*Yn olaf, roedd galwad hefyd am hawliau sgwatwyr.  
Caniatáu sgwatio mewn adeiladau anfasnachol (Hawliau Sgwatwyr!!)*

### 3 Diffinio a gweithredu hawl i dai digonol yng Nghymru - Crynodeb

Codwyd yr hawl i dai addas naill ai'n benodol neu'n oblygedig gan y rhan fwyaf o gyfranwyr. Drwy gydol y broses hon cyfeiriwyd dro ar ôl tro at dai mewn cyd-destun moesol. Ystyriwyd bod diffyg hawliau ac amddiffyniadau digonol ar gyfer tai addas yn broblem fawr ac yn ymrannol. Roedd y cwestiwn yn cael ei ofyn yn aml, Pam mae rhai pobl yn cael eu cartrefu'n ddigonol ac eraill heb fod yn y system bresennol? Roedd llawer yn gweld sefydlu'r hawl i dai addas fel egwyddor sylfaenol mewn cymdeithas wâr.



#### 4: Improving (supply and access to) affordable and social housing in Wales

Affordability of housing is at the root of this housing crisis. The discussion around affordability looked at both rental and ownership. Tenancy rights are covered in Theme 8.

Controlling the Market is covered in Theme 1 (and in the Shared Vision for Housing Theme), this is seen as a measure towards affordability.

There are many concerns regarding affordable homes. For both rental and ownership contributors want more availability, more ecological, better designed and secure housing. Housing was seen as community building, not just accommodation creation.

There was a strong thread that suggested current affordable housing has many negative connotations. Many contributors argue that affordable housing is built to the lowest minimum standards and was seen as low quality. Many contributors suggested that 'affordable' should mean something positive and should reflect high standards.

*'Build better standard affordable houses, not poor quality.'*

However, there was support for more social housing for rent. There was also a call for either a greater proportion of affordable housing on new developments or that all new housing should be affordable, this was often suggested as one of the ways of controlling the housing market.

*'Build more social housing – public ownership.'*

Better rental stock, rental security - In France and Germany, "home ownership" isn't as important as in Britain. Better rental stock, rental security

*'Enforce 30% affordable housing requirement for all developments.'*

*'All new developments in areas of need should be 100% affordable homes only.'*

*'100% new housing for affordable housing only, in perpetuity.'*

*'Purchase the current stock of housing, make efficiency improvements and let them at a fair rent.'*

It was argued that in order to meet proper standards of sustainability and better standard of housing the financial model used to fund affordable housing needed to change. The current financial model for social housing was seen as responsible for imposing low build standards, poor environmentally and with too much emphasis on density over the basic human needs for green space. The issue of 'Value over cost' was raised, contributors argued that funding per unit be increased to create better, more ecological housing.

*'Is there a paradox between the social value and economic value on housing?'*

*'Break connection between social rent and the cost of building new social housing. Cost should be carried by everyone in Wales.'*

*'Flexibility in funding standards.'*

There was support for all affordable housing (to buy or rent) to be protected by covenant, prioritising local need in perpetuity.

*'Protect affordable housing to remain affordable.'*

#### 4: Gwella (cyflenwad a mynediad at) tai fforddiadwy a chymdeithasol yng Nghymru

Fforddiadwyedd tai sydd wrth wraidd yr argyfwng tai hwn. Roedd y drafodaeth ynghylch fforddiadwyedd yn edrych ar rentu a pherchnogaeth. Ymdrinnir â hawliau tenantiaeth yn Thema 8.

Ymdrinnir â Rheoli'r Farchnad yn Thema 1 (ac yn Thema'r Weledigaeth a Rennir ar gyfer Tai), mae hyn yn cael ei weld fel mesur tuag at fforddiadwyedd.

Mae llawer o bryderon ynghylch tai fforddiadwy. Ar gyfer rhentu a pherchnogaeth, mae cyfranwyr eisiau mwy o argaeledd, tai mwy ecolegol, wedi'u dylunio'n well a thai diogel. Ystyrid tai fel adeiladu cymunedol, nid dim ond creu llety.

Roedd edefyn cryf a oedd yn awgrymu bod gan dai fforddiadwy presennol lawer o arwyddocâd negyddol. Mae llawer o gyfranwyr yn dadlau bod tai fforddiadwy'n cael eu hadeiladu i'r safonau gofynnol isaf a'u bod yn cael eu hystyried o ansawdd isel. Awgrymodd llawer o gyfranwyr y dylai 'fforddiadwy' olygu rhywbeth cadarnhaol ac adlewyrchu safonau uchel.

*'Adeiladu tai fforddiadwy o safon well, nid o ansawdd gwael.'*

Fodd bynnag, roedd cefnogaeth ar gyfer mwy o dai cymdeithasol i'w rhentu. Roedd galw hefyd am naill ai cyfran uwch o dai fforddiadwy ar ddatblygiadau newydd neu y dylai pob tŷ newydd fod yn fforddiadwy, awgrymwyd hyn yn aml fel un o'r ffyrdd o reoli'r farchnad dai.

*'Adeiladu mwy o dai cymdeithasol – perchnogaeth gyhoeddus.'*

Gwell stoc rhent, diogelwch rhent - Yn Ffrainc a'r Almaen, nid yw "perchnogaeth tai" mor bwysig ag ym Mhrydain. Gwell stoc rhentu, diogelwch rhent

*'Gorfodi'r gofyniad tai fforddiadwy o 30% ar gyfer pob datblygiad.'*

*'Dylai pob datblygiad newydd mewn ardaloedd o angen fod yn 100% o gartrefi fforddiadwy yn unig.'*

*'100% o dai newydd ar gyfer tai fforddiadwy yn unig, am byth.'*

*'Prynu'r stoc bresennol o dai, gwneud gwelliannau effeithlonrwydd a'u gosod am rent teg.'*

Dadleuwyd bod angen newid y model ariannol a ddefnyddir i ariannu tai fforddiadwy er mwyn cyrraedd safonau priodol o gynaliadwyedd a gwell safon o dai. Ystyriwyd bod y model ariannol presennol ar gyfer tai cymdeithasol yn gyfrifol am osod safonau adeiladu isel, gwael yn amgylcheddol a gyda gormod o bwyslais ar ddwysedd dros anghenion dynol sylfaenol am fannau gwyrdd. Codwyd mater 'Gwerth dros gost', a dadleuodd cyfranwyr y dylid cynyddu cyllid fesul uned i greu tai gwell, mwy ecolegol.

*'A oes paradocs rhwng y gwerth cymdeithasol a'r gwerth economaidd ar dai.'*

*'Torri'r cysylltiad rhwng rhent cymdeithasol a chost adeiladu tai cymdeithasol newydd. Dylai pawb yng Nghymru gario'r gost.'*

*'Hyblygrwydd mewn safonau ariannu.'*

Roedd cefnogaeth i'r holl dai fforddiadwy (i'w prynu neu eu rhentu) gael eu diogelu gan gyfamod, gan flaenoriaethu angen lleol am byth.

*'Amddiffyn tai fforddiadwy i aros yn fforddiadwy.'*

Throughout our consultation the need for more natural buildings built to higher standards was often raised (and is covered in Theme 10). Contributors often express concern with existing housing Associations. It was argued that they are too big, the model they use for financing and constructing mean that buildings are not built sustainably. There was also concern about who qualified for housing Association homes, the point system was believed by many to work against local people. Some contributors were also concerned at the level of chief Executive pay in Housing Associations.

*'Break up housing associations – a form of devolution. They're now too big'*

*'Housing Association properties to address local needs first, not bring in people from all over the UK which undermines local communities.'*

Many contributors expressed the need for more appropriate multi generational units. More Single person housing was raised. This is echoed elsewhere in this report.

*'Housing associations / LAs should build more 1-beds to reflect the number of single people on waiting lists.'*

*'Social homes that meet different needs i.e. accessible, larger multigenerational homes, 1 bed flats.'*

*'What to do we do with older social housing tenants – facilitate staying in their communities, mixed housing (sheltered?)'*

*'Turning empty buildings into intergenerational cohousing projects with integrated regenerative agriculture and community cafe.'*

*'People with young families can't get a home of a suitable size - older people want to downsize.'*

Contributors raised the need to enable more co housing and community led housing. This was a strong thread running throughout this consultation process.

*'Support co-housing venues with a mix of lease-hold purchasers and Housing Association residents in houses of the same standard for both (acquiring land, cash-flow for design and construction phases).'*

*'Small housing co-operatives already exist (e.g students) where a group pays small rents and live cooperatively in shared ownerships.'*

*'Anchor community housing in CLTs so they remain forever / future gens.'*

*'Normalise – coleasing / co-buying via CLTs etc.'*

*'Community land trusts, co-op councils buying back housing.'*

Importantly there is a call for more substantial funding for community led housing and Community land Trusts. Contributors often raised the fact that there is money and advice to initiate a co housing/CLT project but little financial support to help build the houses.

*'Individual investment in loan stocks schemes to fund community co-ops – alternative investment for private landlords selling up?'*

Also raised was that there should be less obstacles to developing community led housing. For example land Transaction Tax charge should not apply to co housing (there is no stamp duty for equivalent in England)

*'More support for housing co-ops. Start up grants. Remove land transaction tax (there is no stamp duty on co-ops in England)'*

*'Remove tax barriers to community groups.'*

*'What happens next? Land disposal policies, low bureaucracy, accessible funding for community groups.'*

Drwy gydol ein hymgyngoriad codwyd yr angen am adeiladau mwy naturiol i safonau uwch yn aml (ac ymdrinnir â hyn yn Thema 10). Mae cyfranwyr yn aml yn mynegi pryder gyda Chymdeithasau Tai presennol. Dadleuwyd eu bod yn rhy fawr, mae'r model y maent yn ei ddefnyddio ar gyfer ariannu ac adeiladu yn golygu nad yw adeiladau'n cael eu hadeiladu'n gynaliadwy. Roedd pryder hefyd ynghylch pwy oedd yn gymwys ar gyfer cartrefi Cymdeithasau Tai, roedd llawer yn credu bod y system bwyntiau yn gweithio yn erbyn pobl leol. Roedd rhai cyfranwyr hefyd yn bryderus ynghylch lefel tâl prif Weithredwyr mewn Cymdeithasau Tai.

*'Rhannu Cymdeithasau Tai – math o ddatganoli. Maen nhw nawr yn rhy fawr'*

*'eiddo Cymdeithasau Tai i fynd i'r afael ag anghenion lleol yn gyntaf, nid dod â phobl i mewn o bob rhan o'r DU sy'n tanseilio cymunedau lleol.'*

Mynegodd llawer o gyfranwyr yr angen am unedau aml-genhedlaeth mwy priodol. Codwyd yr angen am dai person sengl. Adleisir hyn mewn man arall yn yr adroddiad hwn.

*'Dylai cymdeithasau tai / All adeiladu mwy o 1 gwely i adlewyrchu nifer y bobl sengl ar restrau aros.'*

*'Cartrefi cymdeithasol sy'n diwallu anghenion gwahanol h.y. cartrefi hygyrch, aml-genhedlaeth mwy, fflatiau 1 ystafell wely.'*

*'Beth i'w wneud gyda thenantiaid tai cymdeithasol hŷn – hwyluso aros yn eu cymunedau, tai cymysg (cysgodol?)'*

*'Troi adeiladau gwag yn brosiectau cyd-drigo rhwng cenedlaethau gydag amaethyddiaeth adfywiol integredig a chaffi cymunedol.'*

*'Ni all pobl â theuluoedd ifanc gael cartref o faint addas – mae pobl hŷn eisïau symud i gartref llai.'*

Cododd y cyfranwyr yr angen i alluogi mwy o dai ar y cyd a thai a arweinir gan y gymuned. Roedd hwn yn llinyn cryf yn rhedeg drwy gydol y broses ymgynghori hon.

*'Cefnogi lleoliadau cyd-drigo gyda chymysgedd o brynwyr lesddaliad a phreswylwyr Cymdeithasau Tai mewn tai o'r un safon ar gyfer y ddau (prynu tir, llif arian ar gyfer cyfnodau dylunio ac adeiladu).'*

*'Mae mentrau tai cydweithredol bach eisïes yn bodoli (e.e. myfyrwyr) lle mae grŵp yn talu rhenti bach ac yn byw ar y cyd mewn perchnogaeth a rennir.'*

*'Angori tai cymunedol mewn CLTs fel eu bod yn aros am byth / gens y dyfodol.'*

*'Normaleiddio – cyd-brynu / cyd-brynu trwy CLTs ac ati.'*

*'Ymddiriedolaethau tir cymunedol, cyngorau cydweithredol yn prynu tai yn ôl.'*

Yn bwysig, mae galw am gyllid mwy sylweddol ar gyfer tai a arweinir gan y gymuned ac Ymddiriedolaethau tir Cymunedol. Roedd cyfranwyr yn aml yn sôn am y ffaith bod arian a chynghor i gychwyn prosiect tai ar y cyd/YTC ond ychydig o gymorth ariannol i helpu i adeiladu'r tai.

*'Buddsoddiad unigol mewn cynlluniau stociau benthyciad i ariannu mentrau cydweithredol cymunedol – buddsoddiad amgen i landlordiaid preifat sy'n gwerthu lan?'*

Codwyd hefyd y dylai fod llai o rwystrau i ddatblygu tai a arweinir gan y gymuned. Er enghraifft, ni ddylai tâl Treth Trafodiadau Tir fod yn berthnasol i dai cyd-dy (nid oes treth stamp ar gyfer cyfwerth yn Lloegr)

*'Mwy o gefnogaeth i gydweithfeydd tai. Grantiau cychwyn. Dileu treth trafodiadau tir (nid oes treth stamp ar gydweithfeydd yn Lloegr).'*

*'Dileu rwystrau treth i grwpiau cymunedol.'*

*'Beth sy'n digwydd nesaf? Polisiâu gwaredu tir, biwrocratiaeth isel, cyllid hygyrch i grwpiau cymunedol.'*



Identifying opportunities to leave assets to community groups was raised, along with the idea of an elderly home exchange to help older people downsize.

*'Leave your property to community groups with long term conditions that it be used/rebuilt for wider community benefit.'*

*'Set up a land trust for Wales for people to give land/property, use Compulsory Purchase Orders to acquire derelict and empty property (adverse claim, if uncontested for 4 years).'*

*'Elderly home exchange.'*

*'People with young families can't get a home of a suitable size-older people want to downsize.'*

Contributors also asked for developments themselves to sit in more naturally managed spaces with growing areas. Also, the lack of garden space and the density were cited as very unfair. The Covid experience of being locked in at home was raised. Many occupants of developments with small houses built at high density with little or no garden reported significant mental health impact.

*'Pretty social housing! With wildflowers and veg growing spaces'*

*'All social housing to have reasonably sized gardens.'*

Whilst there was a lot of support for community led housing many people also believed it was not possible to build our way out of the crisis.

*'Beth stratford, Economist, wrote "Building houses won't get us out of the housing crisis"'*

Support for Cooperative purchasing of other assets was also raised. Like buying community hub spaces(village Halls, chapels, pubs and post offices etc). Contributors expressed the need for more housing as a process of building a whole community, not just individual living spaces. The language and culture often underpins this approach.

*'Funding and support for community ownership of pubs and hotels & holiday accommodation.'*

Many contributors suggest learning from examples in other countries. For example Vauban Co Housing in Frieberg, Germany. More active targeting of empty properties and utilising land through compulsory purchase orders was raised. There was also a call for landlords to demonstrate adequate investment in their properties to maintain reasonable standards.

*'Landlords must spend £xxx amount of money on the property each year to improve it, and show proof that it has improved the home.'*

There was a call to enable people on benefits to buy their properties, it was argued that this would save taxpayers money.

*'Ability for people on benefits to buy – releases govt from paying benefits.'*

#### **4: Improving (supply and access to) affordable and social housing in Wales - Summary**

Identifying opportunities for more community led housing reflects a trend in self empowerment. There is a strong call for more funding and support for Co-ops and CLTs. There were positive comments about the growing awareness and support for community led housing in general and positive comments regarding the support that Cwmpas offers. Many contributors complain that the open housing market and planning system works against affordability, against local people, and that local people cannot meet their own needs.

*'We are economically excluded from our own communities, this is not right or just.'*

Many contributors want to change the perception of social housing, to make it greener, more inclusive and generally more accepted as part of a more sustainable housing system. Many contributors call for more affordable housing which is high quality, low carbon and more available. It should meet local needs and be part of sustainable communities. For most of the contributors the language and culture was seen as part of that sustainable community building.

Dyfeisio cyfleoedd i adael asedau i grwpiau cymunedol, ynghyd â'r syniad o gyfnewidfa cartrefi henoed i helpu pobl hŷn i symud i gartref llai.

*'Gadewch eich eiddo i grwpiau cymunedol sydd ag amodau hirdymor iddo gael ei ddefnyddio/ailadeiladu er budd y gymuned ehangach.'*

*'Sefydlu ymddiriedolaeth tir i Gymru i bobl roi tir/eiddo, defnyddio Gorchmynion Prynu Gorfodol i gaffael eiddo adfeiliedig a gwag (hawliad anffafriol, os na chaiff ei wrthwynebu am 4 blynedd).'*

*'Cyfnewid cartref henoed.'*

*'Ni all pobl â theuluoedd ifanc gael cartrefo faint addas – mae pobl hŷn eisiau symud i gartref llai o faint.'*

Gofynnodd cyfranwyr hefyd i ddatblygiadau gael eu lleoli mewn mannau a reolir yn fwy naturiol gydag ardaloedd tyfu. Hefyd, dywedwyd bod diffyg gardd a'r dwysedd tai yn annheg iawn. Codwyd profiad Covid o gael cloi oddi mewn i'r cartref. Adroddodd llawer o ddeiliaid fod datblygiadau gyda thai bach wedi'u hadeiladu ar ddwysedd uchel heb fawr o ardd, os o gwbl, yn cael effaith sylweddol ar iechyd meddwl.

*'Tai cymdeithasol pert! Gyda blodau gwyllt a mannau tyfu llyisiau'*

*'Pob tŷ cymdeithasol i gael gerddi o faint rhesymol.'*

Er bod llawer o gefnogaeth i dai a arweinir gan y gymuned roedd llawer o bobl hefyd yn credu nad oedd yn bosibl adeiladu ein ffordd allan o'r argyfwng.

*'Ysgrifennodd Beth Stratford, Economegydd, "Ni fydd adeiladu tai yn ein cael ni allan o'r argyfwng tai"'*

Codwyd cefnogaeth hefyd i'r cwmni cydweithredol i brynu asedau eraill. Fel prynu mannau hwb cymunedol (Neuaddau pentref, capeli, tafarndai a swyddfeydd post ac ati). Mynegodd cyfranwyr yr angen am fwy o dai fel proses o adeiladu cymuned gyfan, nid dim ond mannau byw unigol. Mae'r iaith a'r diwylliant yn aml yn sail i'r ymagwedd hon.

*'Cyllid a chefnogaeth ar gyfer perchnogaeth gymunedol o dafarndai a gwestai a llety gwyliau.'*

Mae llawer o gyfranwyr yn awgrymu dysgu o enghreifftiau mewn gwledydd eraill. Er enghraifft Vauban Co Housing yn Yr Almaen.

Codwyd targedu mwy gweithredol ar eiddo gwag a defnyddio tir drwy orchmynion prynu gorfodol.

Galwyd hefyd ar landlordiaid i ddangos buddsoddiad digonol yn eu heiddo er mwyn cynnal safonau rhesymol.

*"Rhaid i landlordiaid wario £xxx o arian ar yr eiddo bob blwyddyn i'w wella, a dangos prawf ei fod wedi gwella'r cartref."*

Roedd galwad i alluogi pobl ar fudd-daliadau i brynu eu heiddo, dadleuwyd y byddai hyn yn arbed arian i drethdalwyr.

*'Gallu i bobl ar fudd-daliadau brynu – yn rhyddhau'r llywodraeth rhag talu budd-daliadau.'*

#### **4: Gwella (cyflenwad a mynediad at) tai fforddiadwy a chymdeithasol yng Nghymru - Crynodeb**

Mae nodi cyfleoedd ar gyfer mwy o dai a arweinir gan y gymuned yn adlewyrchu tuedd mewn hunan-rymuso. Mae galw cryf am fwy o gyllid a chefnogaeth i Gydweithfeydd a CLTs. Cafwyd sylwadau cadarnhaol am yr ymwybyddiaeth a'r gefnogaeth gynyddol ar gyfer tai a arweinir gan y gymuned yn gyffredinol a sylwadau cadarnhaol ynghylch y cymorth y mae Cwmpas yn ei gynnig.

Mae llawer o gyfranwyr yn cwyno bod y farchnad dai agored a'r system gynllunio yn gweithio yn erbyn fforddiadwyedd, yn erbyn pobl leol, ac na all pobl leol ddiwallu eu hanghenion eu hunain.

*'Rydym wedi'n hallgau'n economaidd o'n cymunedau ein hunain, nid yw hyn yn iawn nac yn gyfiawn.'*

Mae llawer o gyfranwyr am newid y canfyddiad o dai cymdeithasol, i'w gwneud yn wyrddach, yn fwy cynhwysol ac yn cael eu derbyn yn gyffredinol yn fwy fel rhan o system dai fwy cynaliadwy.

Mae llawer o gyfranwyr yn galw am fwy o dai fforddiadwy o ansawdd uchel, carbon isel a mwy ar gael. Dylai ddiwallu anghenion lleol a bod yn rhan o gymunedau cynaliadwy. I'r rhan fwyaf o'r cyfranwyr roedd yr iaith a'r diwylliant yn cael eu gweld fel rhan o'r adeilad cymunedol cynaliadwy hwnnw.

## 5. A sustainable model for tourism

Tourism was highlighted as both one of the sources of the housing crisis and as a potential means to address the problem. In the first instance many contributors saw the many downsides to tourism. Often describing tourism as extractive with the majority of profits of this industry leaving Wales. The fact that tourist areas are economically deprived and lacking in diverse employment opportunities has led to an over-reliance on tourism, which has contributed to housing problems.

*'High percentage of tourism and leisure businesses owned by multinationals. The tourists ££ (money) does not stay in the community.'*

Many contributors described Wales as becoming increasingly nothing more than a 'theme Park' rather than a country of vibrant Welsh communities.

*'Support culture and inherent skills for people to see culture that is alive and not in a museum.'*

Many contributors said that the current tourism model is problematic because tourists stay in holiday houses. Many contributors call for alternative accommodation to house them, such as hotels, Bed and Breakfasts, bunk houses, converted retail space and campsites. One person suggested reviving the rent a room in a house which was the traditional way of housing tourists in the past and as one contributor pointed out was the format of the original AirBnB.

*'GO back to the original vision of Air BNB, renting out rooms in family homes/caravans only. Not allowing homes to become businesses.'*

*'Organisations/opportunities to stay with local families, not in empty houses.'*

*'Get Tourists out of our houses and into alternative spaces, lets own tourism to benefit us.'*

*'Government to allow more bespoke Tourism infrastructure – camping, cabin, hotels, "centre parks" style'*

*'We need enough bespoke holiday accommodation-hotels-BnB-Cabin-camp.'*

*'Encourage people to stay in hotels and campsites rather than holiday lets > support community stays – small businesses.'*

Many suggested more community owned accommodation assets, such as pubs and bunk houses.

*'Funding and support for community ownership of pubs and hotels & holiday accommodation.'*

*'That is beneficial to communities, not taking resources out – model for this, Ffestiniog.'*

Many contributors viewed alternatives to second and holiday homes as a move towards a more ethical tourism model which would have brand value. They also saw it as a more sustainable option.

*'Advertise Wales as anything but a place to rent a cottage/house.'*

*'Promote Wales as an ecological destination.'*

Second homes inspired strong responses. They were represented as a serious and divisive problem. Many described second homes as an unacceptable use of houses in a country in dire need for more housing.

Many contributors pointed out that in several counties, the numbers of people on the housing waiting lists are very similar to the numbers of second homes registered in that same local authority. This initiated discussion about the morality of some people having nowhere to live and others having multiple properties.

Second and Holiday homes were frequently described as morally questionable given the profound impact they were believed to have on communities.

*'You can't be in two places at once so you can't have a 'second home' its a surplus or 'greed home.'*

## 5. Model cynaliadwy ar gyfer twristiaeth

Amlygwyd twristiaeth fel un o ffynonellau'r argyfwng tai ac fel ffordd bosibl o fynd i'r afael â'r broblem.

Yn y lle cyntaf gwelodd llawer o gyfranwyr yr anfanteision niferus i dwristiaeth. Yn aml yn disgrifio twristiaeth fel diwydiant echdynnol gyda mwyafrif elw'r diwydiant hwn yn gadael Cymru. Mae'r ffaith bod ardaloedd twristiaidd yn ddifreintiedig yn economaidd a diffyg cyfleoedd cyflogaeth amrywiol wedi arwain at orddibyniaeth ar dwristiaeth, sydd wedi cyfrannu at broblemau tai.

*'Canran uchel o fusnesau twristiaeth a hamdden sy'n eiddo i gwmnïau rhyngwladol. Nid yw'r bunt dwristiaidd (arian) yn aros yn y gymuned.'*

Disgrifiodd llawer o gyfranwyr Cymru fel rhywbeth sy'n dod yn fwyfwy fel 'Parc thema' yn hytrach na gwlad o gymunedau Cymreig bywiog.

*'Cefnogi diwylliant a sgiliau cynhenid i bobl weld diwylliant sy'n fyw ac nid mewn amgueddfa.'*

Dywedodd llawer o gyfranwyr fod y model twristiaeth presennol yn broblematig oherwydd bod twristiaid yn aros mewn tai gwyliau. Mae llawer o gyfranwyr yn galw am lety arall i'w cartrefu, megis gwystai, Gwely a Brecwast, tai bync, gofod manwerthu wedi'i drawsnewid a meysydd gweryslla. Awgrymodd un person adfywio'r rhent ystafell mewn tŷ a oedd yn ffordd draddodiadol o gartrefu twristiaid yn y gorffennol ac fel y nododd un cyfrannwr oedd fformat yr AirBnB gwreiddiol.

*'Ewch yn ôl at weledigaeth wreiddiol Air BnB, rhentu ystafelloedd mewn cartrefi teulu/carafanau yn unig. Peidio â chaniatáu i gartrefi ddod yn fusnesau.'*

*'Sefydliadau/cyfleoedd i aros gyda theuluoedd lleol, nid mewn tai gwag.'*

*'Ewch â Thwristiaid allan o'n tai ac i fannau eraill, gadewch i ni fod yn berchen ar dwristiaeth er budd i ni.'*

*'Llywodraeth i ganiatáu seilwaith Twristiaeth mwy pwrpasol – gweryslla, cabanau, gwystai, arddull "parciau canol"'*

*'Mae angen digon o lety gwyliau pwrpasol-gwystai-BnB-Cabin-camp.'*

*'Annog pobl i aros mewn gwystai a meysydd gweryslla yn hytrach na gosodiadau gwyliau > cefnogwch arosiadau cymunedol – busnesau bach.'*

Awgrymodd llawer fwy o asedau llety sy'n eiddo i'r gymuned, fel tafarndai a thai bynciau.

*'Cyllid a chefnogaeth ar gyfer perchnogaeth gymunedol o dafarndai a gwystai a llety gwyliau.'*

*'Mae hynny o fudd i gymunedau, nid tynnu adnoddau allan – model ar gyfer hyn, Ffestiniog.'*

Roedd llawer o gyfranwyr yn gweld dewisiadau amgen i ail gartrefi a chartrefi gwyliau fel symudiad tuag at fodol twristiaeth mwy moesegol a fyddai â gwerth brand. Roeddent hefyd yn ei weld fel opsiwn mwy cynaliadwy.

*'Hysbysebu Cymru fel unrhyw beth ond lle i rentu bwthyn/ty.'*

*'Hyrwyddo Cymru fel cyrchfan ecolegol.'*

Cododd ail gartrefi ymatebion cryf. Cawsant eu cynrychioli fel broblem ddifrifol ac ymrannol. Disgrifiodd llawer ail gartrefi fel defnydd annerbyniol o dai mewn gwlad mewn angen dybryd am fwy o dai.

Tynnodd llawer o gyfranwyr sylw at y ffaith bod nifer y bobl ar y rhestrau aros am dai mewn sawl sir yn debyg iawn i nifer yr ail gartrefi sydd wedi'u cofrestru yn yr un awdurdod lleol hwnnw. Sbardunodd hyn drafodaeth am foesoldeb rhai pobl heb unrhyw le i fyw ac eraill â thai lluosog.

Disgrifiwyd ail gartrefi a chartrefi gwyliau yn aml fel rhai moesol amheus o ystyried yr effaith ddofn y credid eu bod yn ei chael ar gymunedau.

*'Ni allwch fod mewn dau le ar yr un pryd felly ni allwch gael 'ail gartref', sef gwarged neu 'gartref trachwant.'*



The main points made were similar throughout our consultation and included:

- Increase the percentage of second home tax premium to or beyond 300%.
- Use the money from the second home premium tax for affordable housing only.
- Control the number of second and holiday homes.
- Cap the number in given communities.
- All new house purchases should apply for planning permission to be used as a second or holiday home.

Some people thought all second homes should be outlawed in a country with housing need.

*'Ban use of homes as 2nd homes / holiday homes.'*

*'legislation. Quota for second homes, holiday homes=healthy community'*

Many contributors wanted Holiday Homes to be taxed in the same way second homes are, especially if this runs parallel to the provision of alternative holiday accommodation. Many contributors wanted planning to be used to curb the number of second and holiday homes.

*'Require planning permission to turn permanent homes into 2nd/holiday homes EVERY TIME.'*

*'Join in with campaign groups. Houses – 2nd homes illegal and quota of holiday homes'*

*'Air BnB and second homes should require P.P change of use= high tax to go into housing'*

*'Need p.p. change of use from dwelling to Air bnb with a high fee and ongoing taxes'*

*'families can live and stay in their locality Not forced out due to lack of housing/holiday lets/priced out of rentals and being able to purchase'*

*'legislation. Quota for second homes, holiday homes=healthy community.'*

One contributor makes the point that ex second homes may not end up with local ownership, another, in line with many contributors, suggests the need to reduce the number of second homes should coincide with controls on the market.

*'The rise to 300% tax on 2nd homes in Pems has forced some owners to sell up. However there isn't any current legislation in place to ensure this newly freed up housing stock is offered back onto the local market.'*

*'Reducing the number of second and holiday homes should happen in conjunction with more controls on the market.'*

For some the need to raise awareness of the impact of second and holiday homes was important so that owners could rethink how they use their properties. Examples were given where second home owners had rented out to locals after more awareness of their impact.

*'Second home and AirBnB buyers know about the communities they are buying into'*

*'Control the tourist industry so that housing is not lost to the local community.'*

The idea of a Tourist Tax was frequently raised. It was felt that there would not be a downside to this as the tax would be low. If tourists knew that this money would be going to support communities it would be perceived as positive (So let the tourists know what it is being spent on). The words 'Ethical Tourism' or 'Sustainable Tourism' are frequently used.

*'Tourist tax.....why not invest some of that money in community owned assets like bunkhouses to help local communities not extract from them. ultimately making more ethical tourism.'*

*'Number Plate recognition to charge people to drive into Wales.'*

Roedd y prif bwyntiau a wnaed yn debyg drwy gydol ein hymgyngoriad ac yn cynnwys:

- Cynyddu canran y premiwm treth ail gartref i neu y tu hwnt i 300%.
- Defnyddiwch yr arian o'r dreth premiwm ail gartref ar gyfer tai fforddiadwy yn unig.
- Rheoli nifer yr ail gartrefi a chartrefi gwyliau.
- Capio'r nifer mewn cymunedau penodol.
- Dylai pob pryniant tŷ newydd wneud cais am ganiatâd cynllunio i'w ddefnyddio fel ail gartref neu gartref gwyliau.

Roedd rhai pobl yn meddwl y dylai pob ail gartref gael ei wahardd mewn gwlad ag angen tai.

*'Gwahardd defnyddio cartrefi fel 2il gartrefi / cartrefi gwyliau.'*

*'deddfwriaeth. Cwota ar gyfer ail gartrefi, tai haf = cymuned iach'*

Roedd llawer o gyfranwyr eisiau i Dai Gwyliau gael eu trethu yn yr un ffordd ag ail gartrefi, yn enwedig os yw hyn yn rhedeg ochr yn ochr â darparu llety gwyliau amgen. Roedd llawer o gyfranwyr am i gynllunio gael ei ddefnyddio i ffrwyno nifer yr ail gartrefi a chartrefi gwyliau.

*'Angen caniatâd cynllunio i droi cartrefi parhaol yn 2il/gartrefi gwyliau BOB AMSER.'*

*'Ymunwch â grwpiau ymgychu. Tai – 2il gartrefi yn anghyfreithlon a chwota o dai haf'*

*'Dylai Air BnB ac ail gartrefi fynnu newid defnydd P.P = treth uchel i fynd i mewn i dai'*

*'Angen p.p. newid defnydd o annedd i Air bnb gyda ffi uchel a threthi parhaus'*

*'gall teuluoedd fyw ac aros yn eu hardal heb eu gorfodi allan oberwydd diffyg tai/gosod gwyliau/pris o renti a gallu prynu'*

*'deddfwriaeth. Cwota ar gyfer ail gartrefi, tai haf = cymuned iach.'*

Mae un cyfrannwr yn gwneud y pwynt efallai na fydd cyn-ail gartrefi o angenrhaidd yn dod yn ôl i berchnogaeth leol, mae un arall, yn unol â llawer o gyfranwyr, yn awgrymu y dylai'r angen i leihau nifer yr ail gartrefi gyd-fynd â rheolaethau ar y farchnad.

*'Mae'r cynnydd i dreth 300% ar 2il gartrefi ym Mbenfro wedi gorfodi rhai perchnogion i werthu. Fodd bynnag, nid oes unrhyw ddeddfwriaeth gyfredol ar waith i sicrhau bod y stoc tai newydd hon sydd newydd ei rhyddhau yn cael ei chynnig yn ôl i'r farchnad leol.'*

*'Dylai lleihau nifer yr ail gartrefi a chartrefi gwyliau ddigwydd ar y cyd â mwy o reolaethau ar y farchnad.'*

I rai roedd yr angen i godi ymwybyddiaeth o effaith ail gartrefi a chartrefi gwyliau yn bwysig er mwyn i berchnogion allu ailfeddwl sut maent yn defnyddio eu heiddo. Rhoddwyd enghreifftiau lle'r oedd perchnogion ail gartrefi wedi rhentu i bobl leol ar ôl mwy o ymwybyddiaeth o'u heffaith.

*'Mae prynwyr ail gartrefi ac AirBnB yn gwybod am y cymunedau y maent yn prynu i mewn iddynt'*

*'Rheoli'r diwydiant twristiaeth fel nad yw tai yn cael eu colli i'r gymuned leol.'*

Codwyd y syniad o Dreth Twristiaeth yn aml. Teimlwyd na fyddai anfantais i hyn gan y byddai'r dreth yn isel. Pe bai twristiaid yn gwybod y byddai'r arian hwn yn mynd i gefnogi cymunedau byddai'n cael ei weld fel rhywbeth cadarnhaol (Felly gadewch i'r twristiaid wybod ar beth mae'n cael ei wario). Defnyddir y geiriau 'Twristiaeth Foesegol' neu 'Twristiaeth Gynaliadwy' yn aml.

*'Treth twristiaeth.....beth am fuddsoddi rhywfaint o'r arian hwnnw mewn asedau sy'n eiddo i'r gymuned fel tai bynciau i helpu cymunedau lleol ac i beidio â thynnu oddi wrthynt. gwneud twristiaeth fwy moesegol yn y pen draw.'*

*'Cydnabyddiaeth Plât Rhif i godi tâl ar bobl i yrru i mewn i Gymru.'*

Contributors would like to see tourism benefit communities, for profits to stay in Wales, to have little or no impact on housing cost/availability. They would like tourism to be more exposed to and respectful of local culture and language .

*‘Support culture and inherent skills for people to see culture that is alive and not in a museum’*

Contributors also raised the environmental impact of tourism.

*‘eco footprint of tourism makes rural Gwynedd worse than urban Cardiff’*

There was a call for infrastructure that enabled more sustainable transport which would enable tourism as well as locals. Better cycle lanes, train and bus services. There was also a reminder that we can take small steps to enjoy what we have.

*‘Keep the train windows clean so people can enjoy the views.’*

## **5. A sustainable model for tourism - Summary**

In our consultation contributors felt strongly that the current tourism model was not sustainable and was perceived negatively. It was seen to directly impact the housing stock and affordability.

Many contributors described Wales as becoming increasingly nothing more than a ‘theme Park’ rather than a country of vibrant Welsh communities. However, there was a very positive conviction that this could be turned around. Many contributors thought that by collaborating a better model could be developed, an ethical one which supports local communities. Many contributors said there needed to be a wider consultation on Tourism in Wales and that all interested parties should work together to co produce ideas to make a better tourist model. Community ownership of tourism was a strong theme.

Hoffai cyfranwyr weld twristiaeth o fudd i gymunedau, er mwyn i elw aros yng Nghymru, gael fawr ddim effaith, os o gwbl, ar gost/argaeledd tai. Hoffent weld twristiaeth yn fwy agored i ddiwylliant ac iaith leol ac yn fwy parchus ohonynt.

*‘Cefnogi diwylliant a sgiliau cynhenid i bobl weld diwylliant sy’n fyw ac nid mewn amgueddfa’*

Cododd y cyfranwyr hefyd effaith amgylcheddol twristiaeth.

*‘ôl troed eco twristiaeth yn gwneud Gwynedd wledig yn waeth na Chaerdydd drefol’*

Roedd galw am seilwaith a fyddai’n galluogi trafndiaeth fwy cynaliadwy a fyddai’n galluogi twristiaeth yn ogystal â phobl leol. Gwell lonydd beicio, gwasanaethau trên a bws. Roedd nodyn atgoffa hefyd y gallwn gymryd camau bach i fwynhau’r hyn sydd gennym.

*‘Cadwch ffenestri’r trên yn lân er mwyn i bobl allu mwynhau’r golygfeydd.’*

## **5. Model twristiaeth ar gyfer twristiaeth - Crynodeb**

Yn ein hymgyngoriad teimlai cyfranwyr yn gryf nad oedd y model twristiaeth presennol yn gynaliadwy a’i fod yn cael ei weld yn negyddol. Gwelwyd ei fod yn effeithio’n uniongyrchol ar y stoc tai a fforddiadwyedd.

Disgrifiodd llawer o gyfranwyr Cymru fel rhywbeth sy’n dod yn fwyfwy fel ‘Parc thema’ yn hytrach na gwlad o gymunedau Cymreig bywiog. Fodd bynnag, roedd argyhoeddiad cadarnhaol iawn y gellid newid hyn. Roedd llawer o gyfranwyr o’r farn y gellid datblygu model gwell drwy gydweithio, model moesegol sy’n cefnogi cymunedau lleol.

Dywedodd llawer o gyfranwyr fod angen ymgynghoriad ehangach ar Dwristiaeth yng Nghymru ac y dylai pawb sydd â diddordeb gydweithio i gynhyrchu syniadau ar y cyd i wneud model twristiaeth gwell.

Roedd perchnogaeth gymunedol o dwristiaeth yn thema gref.



## 6 Increasing community ownership of local assets in Wales.

Renewable energy was often raised, it was seen as an important component in community building. In our consultation leading up to the conference we invited many contributors to share their views on the housing crisis, most contributors wanted to talk about housing in a wider context of ownership and empowerment.

Many contributors expressed anger that the profits from renewables are being extracted from Wales in the same way profits from so many industries have in the past, for example coal, and still are in the case of water.

*'Energy: large companies get priority.'*

*'Community energy is in a minority.'*

The housing crisis has prompted many to unpick how and why we have become unable to address some of our basic needs, like housing, employment and other matters. One of the fundamental issues that contributors raised was how the crisis has exposed the relative poverty of Welsh communities. The current economic model in the UK was cited by many as problematic for Wales (Theme 2). It was felt that the people of Wales are increasingly locked out of ownership of assets such as housing, land and renewable energy resources.

*'Energy: rules to help local ownership.'*

*'We need more community ownership, the means to address our own needs.'*

The energy sector is seen as an opportunity to address a number of issues. Owning the profits from renewables could be used to buy further assets, to address not just energy needs but to help fund community housing for instance.

*'Profits from large energy projects go back to the community.'*

*'Own energy, food, land and buildings.'*

*'There was a call to nationalise energy in Wales.'*

*'Renationalise the National Grid.'*

*'Nationalise electricity, water etc.'*

Many contributors have equated the potential of renewable energy in Wales to that of the hydro carbons in Norway. They call for a wealth fund which holds the profits from renewables for the benefit of the people of Wales.

*'Use income from the green energy revolution to fund community projects. Stop profits being taken out of Wales.'*

*'Community buy-back – bring back empty houses to the housing stock.'*

Devolving the crown rights was frequently raised. Many contributors expressed strong views on this.

*'Why is the crown estate not devolved in Wales, it is in Scotland. We are not a united kingdom of equals. Wales is a colony in need of power over its own affairs'*

*'Own energy to fund housing /devolve crown estate more money for social enterprises/houses'*

*'Own energy to fund eco housing for locals. Second/holiday homes phased out'*

*'Devolve the crown estate and use the money to fund Ynni Cymru.'*

## 6 Cynyddu perchnogaeth gymunedol o asedau lleol yng Nghymru.

Roedd ynni adnewyddadwy'n cael ei godi'n aml, roedd yn cael ei weld fel elfen bwysig o adeiladu cymunedol. Yn ein hymgyngoriad yn arwain at y gynhadledd gwahoddwyd llawer o gyfranwyr i rannu eu barn ar yr argyfwng tai, roedd y rhan fwyaf o gyfranwyr am siarad am dai mewn cyd-destun ehangach o berchnogaeth a grymuso.

Mynegodd llawer o gyfranwyr ddieter bod yr elw o ynni adnewyddadwy yn cael ei echdynnu o Gymru yn yr un ffordd ag elw o gynifer o ddiwydiannau yn y gorffennol, er enghraifft glo, ac yn dal i fod yn achos dŵr.

*'Ynni: cwmnïau mawr sy'n cael blaenoriaeth.'*

*'Mae ynni cymunedol yn y lleiafrif.'*

Mae'r argyfwng tai wedi ysgogi llawer i nodi sut a pham nad ydym wedi gallu mynd i'r afael â rhai o'n hanghenion sylfaenol, megis tai, cyflogaeth a materion eraill. Un o'r materion sylfaenol a godwyd gan gyfranwyr oedd sut mae'r argyfwng wedi amlygu tloedi cymharol cymunedau Cymru. Dywedodd llawer fod model economaidd presennol y DU yn broblematic i Gymru (Thema 2). Teimlwyd bod pobl Cymru yn cael eu cloi fwyfwy allan o berchnogaeth asedau megis tai, tir ac adnoddau ynni adnewyddadwy.

*'Ynni: rheolau i helpu perchnogaeth leol.'*

*'Mae angen mwy o berchnogaeth gymunedol, y modd i fynd i'r afael â'n hanghenion ein hunain.'*

Gwelir y sector ynni fel cyfle i fynd i'r afael â nifer o faterion. Gallai bod yn berchen ar yr elw o ynni adnewyddadwy gael ei ddefnyddio i brynu asedau pellach, i fynd i'r afael nid yn unig ag anghenion ynni ond hefyd i helpu i ariannu tai cymunedol er enghraifft.

*'Mae angen i elw o brosiectau ynni mawr i fynd yn ôl i'r gymuned.'*

*'Yn berchen ar ynni, bwyd, tir ac adeiladau.'*

*Roedd 'na alwad i wladoli ynni yng Nghymru.*

*'Ailwladoli'r Grid Cenedlaethol.'*

*'Cenedlaetholi trydan, dŵr ac ati'*

Mae llawer o gyfranwyr wedi cymharu potensial ynni adnewyddadwy yng Nghymru â photensial hydro-carbonau Norwy. Maen nhw'n galw am gronfa gyfoeth sy'n dal yr elw o ynni adnewyddadwy er lles pobol Cymru.

*'Defnyddio incwm o'r chwyldro ynni gwyrdd i ariannu prosiectau cymunedol. Atal elw rhag cael ei dynnu allan o Gymru.'*

*'Prynu yn ôl gan y gymuned – dod â thai gwag yn ôl i'r stoc dai.'*

Roedd datganoli hawliau'r goron yn cael ei godi'n aml. Mynegodd llawer o gyfranwyr farn gref ar hyn.

*'Pam nad yw ystâd y goron wedi'i datganoli yng Nghymru, mae yn yr Alban. Nid ydym yn deyrnas unedig o gydraddolion. Mae Cymru yn wladfa sydd angen grym dros ei materion ei hun'*

*'Perchnogaeth ynni i ariannu tai/datganoli ystâd y goron mwy o arian ar gyfer mentrau cymdeithasol/tai'*

*'Yn berchen ar ynni i ariannu tai eco ar gyfer pobl leol. Ail gartrefi/cartrefi gwyliau wedi'u dirwyn i ben'*

*'Datganoli ystâd y goron a defnyddio'r arian i ariannu Ynni Cymru.'*

The need to finance housing and other community owned assets was also raised in other ways. A bank of Wales or community banks with substantial funding was frequently suggested.

*'Welsh Gov enables Welsh financing of housing > community bank!'*

*'Need more community banks to help people buy houses.'*

Finally there was support to push for more public involvement in decision making around policy development on community owned assets.

*'Seek to influence forthcoming W.G. commission on community assets.'*

*'Lobby ahead of next W.G. elections for community asset legislation.'*

*'Push for representative from Siarter group to sit on forthcoming W.G. commission on community assets.'*

## **6 Increasing community ownership of local assets in Wales - Summary**

'Ownership' was a powerful theme running through our consultation. Energy resources are seen as a fundamental part of developing fairer, more robust and resilient communities. Contributors consistently made the link between housing and energy. The profits from this natural resource is seen as a vital source of income to help purchase assets such as housing and land and to build up the percentage of community owned renewables.

For contributors, ownership of energy resources and the potential that presented to create more resilience in Welsh communities had both a practical and symbolic significance.

Codwyd yr angen i ariannu tai ac asedau eraill sy'n eiddo i'r gymuned mewn ffyrdd eraill hefyd. Awgrymwyd yn aml banc o Gymru neu fanciau cymunedol gyda chyllid sylweddol.

*'Mae Llywodraeth Cymru yn galluogi ariannu tai yng Nghymru > banc cymunedol!'*

*'Angen mwy o fanciau cymunedol i helpu pobl i brynu tai.'*

Yn olaf, roedd cefnogaeth i wthio am fwy o gyfranogiad gan y cyhoedd wrth wneud penderfyniadau ynghylch datblygu polisi ar asedau sy'n eiddo i'r gymuned.

*'Ceisio dylanwadu ar gomisiwn L.L.C. ar asedau cymunedol sydd ar ddod.'*

*'Lobio cyn etholiadau nesaf L.L.C. ar gyfer deddfwriaeth asedau cymunedol.'*

*'Gwthio am gynrychiolydd o grŵp Siarter i eistedd ar gomisiwn L.L.C. ar asedau cymunedol sydd ar ddod.'*

## **6 Cynyddu perchnogaeth gymunedol o asedau lleol yng Nghymru - Crynodeb**

Roedd 'perchnogaeth' yn thema bwerus yn rhedeg drwy ein hymgyngoriad. Ystyrir ynni fel rhan sylfaenol o ddatblygu cymunedau tecach, mwy cadarn a chadarn. Roedd cyfranwyr yn gyson yn gwneud y cysylltiad rhwng tai ac ynni. Mae'r elw o'r adnodd naturiol hwn yn cael ei ystyried yn ffynhonnell incwm hanfodol i helpu i brynu asedau megis tai a thir ac i gronni'r ganran o ynni adnewyddadwy sy'n eiddo i'r gymuned.

I gyfranwyr, roedd arwyddocâd ymarferol a symbolaidd i berchnogaeth ynni a'r potensial i greu mwy o wydnwch mewn cymunedau Cymreig.



## 7. Improving the rights of tenants in Wales.

Contributors reported a variety of issues with tenancy rights.

The first issue many tenants had was finding accommodation at all. There is growing difficulty in finding any accommodation. In rural areas many properties have flipped to short term holiday lets such as AirBnB.

*'Cap on the number of air bnb's in a given area.'*

*'Need p.p. change of use from dwelling to Air bnb with a high fee and ongoing taxes.'*

Availability of good and affordable rentals is seen as problematic. There was strong support in favour of public ownership of rental accommodation. The need for better quality new social housing was raised, backing for co-operatives and enabling more ecological, low carbon build for local needs.. Many contributors would like to see a programme of both community led housing/flats and the same built by local authorities. There was a call for social landlords to buy back existing housing.

*'Build more social housing – public ownership.'*

*'Poorly regulated rental sector that prioritises profits over people/alternative needed.'*

*'Housing co-ops -> More infrastructure needed to extend this in the future to reach more people.'*

*'Make investing in CLH attractive (for social capital).'*

*'Student housing coops in uni towns – support + officers.'*

Contributors wanted to address the insecurity of rental. Many asked to ban no fault evictions. Others argued for the right to more assured tenancy.

*'Ban no-fault evictions.'*

*'Prolonging notice times for evictions (2yr).'*

There was also a call to stop evictions in favour of short term holiday lets.

*'Stop landlords evicting tenants for AirBnB.'*

The empowerment of tenants by promoting the voices of independent Tenants' Lobby groups/unions and to curb the landlords lobby were popular themes. Many contributors said they wanted a more 'even' relationship between landlord and tenant.

*'Tenant forums not landlord forums being held by councils.'*

*'Remove landlord lobbies.'*

*'Tenant voices being listened to.'*

*'Minimum standard of practice for letting agents as well as landlords - to drive out bad practice and improve standards.'*

*'Social housing democratised – no directors!'*

*'Social housing directors, devolve power to tenants=tenants run their house.'*

*'New legislation not verified by the landlord.'*

## 7. Gwella hawliau tenantiaid yng Nghymru.

Soniodd cyfranwyr am amrywiaeth o faterion gyda hawliau tenantiaeth.

Y mater cyntaf oedd gan llawer o denantiaid oedd dod o hyd i lety o gwbl. Mae anhawster cynyddol i ddod o hyd i unrhyw lety. Mewn ardaloedd gwledig mae llawer o eiddo wedi troi i osodiadau gwyliau tymor byr fel AirBnB.

*‘Cap ar nifer yr AirBnB mewn ardal benodol.’*

*‘Angen p.p. newid defnydd o annedd i AirBnB gyda ffi uchel a threthi parhaus.’*

Ystyrir bod argaeledd tai rhent da a fforddiadwy yn broblem. Roedd cefnogaeth gref o blaid perchnogaeth gyhoeddus o lety rhent. Codwyd yr angen am dai cymdeithasol newydd o ansawdd gwell, cefnogaeth i gwmnïau cydweithredol a galluogi mwy o adeiladu ecolegol, carbon isel ar gyfer anghenion lleol. awdurdodau. Roedd galwad ar landlordiaid cymdeithasol i brynu tai sy'n bodoli eisoes yn ôl.

*‘Adeiladu mwy o dai cymdeithasol – perchnogaeth gyhoeddus.’*

*‘Sector rhentu sy'n cael ei reoleiddio'n wael sy'n blaenoriaethu elw dros bobl/angen arall.’*

*‘Tai Cydweithredol -> Angen mwy o seilwaith i ymestyn hyn yn y dyfodol i gyrraedd mwy o bobl.’*

*‘Gwneud buddsoddi mewn CLH yn ddeniadol (ar gyfer cyfalaf cymdeithasol).’*

*‘Cwmni tai myfyrwyr mewn trefi prifysgol – cymorth + swyddogion.’*

Roedd cyfranwyr am fynd i'r afael ag ansicrwydd y rhent. Gofynnodd llawer am wahardd troi allan heb fai. Roedd eraill yn dadlau dros yr hawl i denantiaeth fwy sicr.

*‘Gwahardd troi allan dim bai.’*

*‘Ymestyn amseroedd rhybudd ar gyfer troi allan (2 flynedd).’*

Roedd yna hefyd alwad i atal troi allan o blaid gosod llety gwyliau tymor byr.

*‘Stopiwch landlordiaid rhag troi tenantiaid allan i AirBnB.’*

Roedd grymuso tenantiaid drwy hyrwyddo lleisiau grwpiau/undebau Lobi Tenantiaid annibynnol ac i ffrwyno lobi'r landlordiaid yn themâu poblogaidd. Dywedodd llawer o gyfranwyr eu bod eisiau perthynas fwy 'cydradd' rhwng landlord a thenant.

*‘Fforymau tenantiaid nid fforymau landlordiaid sy'n cael eu cynnal gan gynghorau.’*

*‘Dileu lobiau landlordiaid.’*

*‘Lleisiau tenantiaid yn cael eu clywed.’*

*‘Isafswm safon ymarfer ar gyfer asiantiaid gosod eiddo yn ogystal â landlordiaid – i ddileu arfer gwael a gwella safonau.’*

*‘Tai cymdeithasol wedi'i ddemocrateiddio – dim cyfarwyddwyr!’*

*‘Cyfarwyddwyr tai cymdeithasol, datganoli pŵer i denantiaid = tenantiaid sy'n rhedeg eu tŷ.’*

*‘Deddfwriaeth newydd heb ei gwirio gan y landlord.’*

Many contributors wanted to have more power to censure bad landlord behaviour and have independent controls over rents. Many agreed that social housing rent caps should apply to private landlords as well. Controls over rent were frequently raised. The cost of rent was a major cause for concern with many contributors saying that they paid rent out of proportion with local earnings and this was embedding poverty and impacting on mental health and other factors.

*'All landlords must register, then all rents can be controlled by L.A.'*

*'Repercussions for bad landlords.'*

Contributors were concerned that there should be more legal assistance to support Tenants when disputes arise.

*'Free legal advice more accessible.'*

Contributors also wanted more controls over Letting Agencies to ensure best practices and that Landlords should provide references.

*'Letting agency controls.'*

*'Landlords must give references to new tenants.'*

There was popular support for more community action to protect tenants.

*'Join tenants unions and spread the message – normalise unions (e.g. Unite Community Cambria in Aberystwyth & Machynlleth, Acorn Caerdydd [Cardiff]).'*

*'More tenancy unions to scare landlords.'*

Contributors suggested Landlords should only own one property for rent, '..... No more than 1x house for each private landlord.'

*'Large organisations buy huge HMO contracts to develop student accommodation but their contracts contain loopholes allowing them to rent to private renters if unfilled by students. Due to lack of rent controls they price out students, put further housing out of reach in major cities where uni's are and cause rent increases in the sector. They are also primarily taken up by isolated students and don't contribute to students integrating themselves into community/culture.'*

*'There was a call to tax landlords' profits more punitively.  
'Tax landlords 85-90% on rent (after investment etc).'*

## **7. Improving the rights of tenants in Wales - Summary**

In our consultation there was deep concern about the legal status of Tenants, the lack of accommodation and affordability of rents. Concern was raised that too much rental housing is monopolised by private landlords who are imposing unfair terms, conditions and cost on tenants.

Many contributors expressed concerns about the current culture of prioritising the landlord lobby at the expense of Tenant welfare.

There is a call for more publicly owned accommodation with Tenants at the heart of all decision making and a culture of mutual respect and fairplay. Many contributors call for a programme of building low carbon, appropriate social housing built to the highest standards.

Roedd llawer o gyfranwyr am gael mwy o bŵer i gosbi ymddygiad gwael landlordiaid a chael rheolaethau annibynnol dros renti. Roedd llawer yn cytuno y dylai capiau rhent tai cymdeithasol fod yn berthnasol i landlordiaid preifat hefyd. Codwyd rheolaethau dros rent yn aml. Roedd cost rhent yn achos pryder mawr gyda llawer o gyfranwyr yn dweud eu bod yn talu rhent yn anghymesur ag enillion lleol a bod hyn yn sefydlu tldi yn ddyfnach ac yn effeithio ar iechyd meddwl a ffactorau eraill.

*'Rhaid i bob landlord gofrestru, yna gall pob rhent gael ei reoli gan L.A.'*

*'Ôl-ffeithiau i landlordiaid drwg.'*

Roedd cyfranwyr yn pryderu y dylai fod mwy o gymorth cyfreithiol i gefnogi Tenantiaid pan fydd anghydfod yn codi.

*'Cyngor cyfreithiol am ddim yn fwy hygyrch.'*

Roedd cyfranwyr hefyd eisiau mwy o reolaethau dros Asiantaethau Gosod Tai i sicrhau arferion gorau ac y dylai Landlordiaid ddarparu geirda.

*'Rheolaethau ar siantaethau gosod eiddo.'*

*'Rhaid i landlordiaid roi geirda i denantiaid newydd.'*

Roedd cefnogaeth boblogaidd i fwy o weithredu cymunedol i amddiffyn tenantiaid.

*'Ymunwch ag undebau tenantiaid a lledaenu'r neges – normaleiddio undebau (e.e. Unite Community Cambria yn Aberystwyth & Machynlleth, Acorn Caerdydd [Caerdydd]).'*

*'Mwy o undebau tenantiaeth i godi ofn ar landlordiaid.'*

Awgrymodd cyfranwyr y dylai Landlordiaid fod yn berchen ar un eiddo yn unig i'w rentu, '..... Dim mwy nag 1x tŷ i bob landlord preifat.'

*'Mae sefydliadau mawr yn prynu contractau HMO enfawr i ddatblygu llety myfyrwyr ond mae eu contractau'n cynnwys bylchau sy'n caniatáu iddynt rentu i rentwyr preifat os nad ydynt wedi'u llenwi gan fyfyrwyr. Oberwydd diffyg rheolaethau rhent maent yn priso myfyrwyr allan, yn rhoi tai pellach allan o gyrraedd mewn dinasoedd mawr lle mae prifysgolion ac yn achosi codiadau rhent yn y sector. Maent hefyd yn cael eu cymryd yn bennaf gan fyfyrwyr ynysig ac nid ydynt yn cyfrannu at fyfyrwyr yn integreiddio eu hunain i gymuned/diwylliant.'*

*Roedd galwad i drethu elw landlordiaid yn fwy cosbol.*

*'Landlordiaid treth 85-90% ar rent (ar ôl buddsoddiad ac ati).'*

## **7. Gwella hawliau tenantiaid yng Nghymru - Crynodeb**

Yn ein hymgyngoriad, roedd pryder mawr am statws cyfreithiol Tenantiaid, y diffyg llety a fforddiadwyedd rhenti. Mynegwyd pryder bod gormod o dai rhent yn cael eu monopoleiddio gan landlordiaid preifat sy'n gosod telerau, amodau a chost annheg ar denantiaid.

Mynegodd llawer o gyfranwyr bryderon ynghylch y diwylliant presennol o flaenoriaethu'r lobi landlordiaid ar draul lles Tenantiaid.

Mae galw am fwy o lety cyhoeddus gyda Thenantiaid yn ganolog i bob penderfyniad a diwylliant o barch a chwarae teg. Mae llawer o gyfranwyr yn galw am raglen o adeiladu tai cymdeithasol carbon isel, priodol wedi'u hadeiladu i'r safonau uchaf.



## 8. Imagining planning processes that support community wealth and well being.

Contributors saw planning as both an obstacle and an opportunity.

There was strong support for planning to prioritise local need, it was often raised that planning was not supportive or responsive to the needs of local communities. Contributors also suggested planning departments were not properly taking into account the impact of decisions on the Welsh language and culture.

*'Reflect local need only.'*

*'Assess the local need for housing on a community level, not on a county level. Focus on the current need, not the future. This will avoid large developments in the wrong places just to reach incorrect targets.'*

*'Identify threshold risks e.g. where there are services under threat due to marginally lower numbers than needed to keep e.g. sub post offices open – that's where you need to build.e.g 10 houses would make the difference.'*

Planners should be able to consider a 'threshold' - (if losing one or two families means that the primary school closes - we must question can the community continue afterwards.) Keeping family houses allows families to thrive.

*'Planners pay lip service to assessing applications impact on Welsh language and culture. We need to be able to hold planners to account. Developers always have the whip hand.'*

*'Prioritise local people not tourism in the planning system.'*

*'Make it easier to get planning permission for homes for local people.'*

*'Local need to be a basis for planning housing and assets which is essential for a sustainable and successful community.'*

*'Planning policy – gear around where people want to live and build infrastructure.'*

*'One contributor is very specific about local need parameters. Establish the right to a home locally (5 miles).'*

Many contributors suggested that planning favoured open market developers at the expense of local communities and that local plans were not flexible enough.

*'Local need to be a basis for planning housing and assets which is essential for a sustainable and a successful community.'*

*'Pemb's National Park has always favoured the wealthy developers and done little to protect and support indigenous Welsh, depressing. Just take a look at applications they approve and what they turn down!'*

Many contributors felt that planning should be focussed on enabling the development of sustainable communities. Some pointed at the Future Generation goals as a clear guideline for planners.

*'Wellbeing of future generations act embedded in Wales planning policy (but implementation hasn't caught up)'*

*'More flexibility needed within communities to develop sustainably.'*

*'Revise local development plans to give councils more freedom to allow rural housing where needed.'*

## 8. Dychmygu prosesau cynllunio sy'n cefnogi cyfoeth a lles cymunedol.

Roedd y cyfranwyr yn gweld cynllunio fel rhwystr ac yn gyfle.

Roedd cefnogaeth gref i gynllunio i flaenoriaethu angen lleol, codwyd yn aml nad oedd cynllunio yn gefnogol nac yn ymatebol i anghenion cymunedau lleol. Awgrymodd cyfranwyr hefyd nad oedd adrannau cynllunio yn rhoi ystyriaeth briodol i effaith penderfyniadau ar y Gymraeg a diwylliant Cymru.

*'Adlewyrchu angen lleol yn unig.'*

*'Aseswch yr angen lleol am dai ar lefel gymunedol, nid ar lefel sirol. Canolbwyntiwch ar yr angen presennol, nid y dyfodol. Bydd hyn yn osgoi datblygiadau mawr yn y manau anghywir dim ond i gyrraedd targedau anghywir.'*

*'Nodi risgiau trothwy e.e. lle mae gwasanaethau dan fgyrthiad oberwydd niferoedd ychydig yn is nag sydd angen i'w cadw e.e. is-swyddfeydd post ar agor – dyna lle mae angen i chi adeiladu.e.e. 10 tŷ fyddai'n gwneud gwahaniaeth.'*

Dylai cynllunwyr allu ystyried 'trothwy' – (os yw colli un neu ddau o deuluoedd yn golygu bod yr ysgol gynradd yn cau – rhaid cwestiynu a all y gymuned barhau wedyn.) Mae cadw tai teuluol yn galluogi teuluoedd i ffynnu.

*'Gwaith narwynebol gan gynllunwyr i asesu effaith ceisiadau ar y Gymraeg a diwylliant Cymru. Mae angen i ni allu dal cynllunwyr i gyfrif. Mae gan ddatblygwyr y llaw uchaf bob amser.'*

*'Rhowch flaenoriaeth i bobl leol nid twristiaeth yn y system gynllunio.'*

*'Gwneud hi'n haws cael caniatâd cynllunio ar gyfer cartrefi i bobl leol.'*

*'Angen lleol i fod yn sail ar gyfer cynllunio tai ac asedau sy'n hanfodol ar gyfer cymuned gynaliadwy a llwyddiannus.'*

*'Polisi cynllunio – addasu lle mae pobl eisiau byw ac adeiladu seilwaith.'*

*'Mae un cyfrannwr yn benodol iawn am baramedrau angen lleol.'*

*'Sefydlu'r hawl i gartref yn lleol (5 milltir).'*

Awgrymodd nifer o gyfranwyr fod cynllunio yn ffafrio datblygwyr marchnad agored ar draul cymunedau lleol ac nad oedd cynlluniau lleol yn ddigon hyblyg.

*'Angen lleol i fod yn sail ar gyfer cynllunio tai ac asedau sy'n hanfodol ar gyfer cymuned gynaliadwy a llwyddiannus.'*

*'Mae Parc Cenedlaethol Penfro wastad wedi ffafrio'r datblygwyr cyfoethog ac wedi gwneud fawr ddim i warchod a chefnogi Cymry cynhenid, digalon. Edrychwch ar y ceisiadau maen nhw'n eu cymeradwyo a'r hyn maen nhw'n ei wrthod!'*

Teimlai llawer o gyfranwyr y dylai cynllunio ganolbwyntio ar alluogi datblygiad cymunedau cynaliadwy. Cyfeiriodd rhai at nodau Cenedlaethau'r Dyfodol fel canllaw clir i gynllunwyr.

*'Deddf Llesiant Cenedlaethau'r Dyfodol wedi'i gwreiddio ym mholisi cynllunio Cymru (ond nid yw'r gweithredu wedi dal i fyny).'*

*'Mae angen mwy o hyblygrwydd o fewn cymunedau i ddatblygu'n gynaliadwy.'*

*'Adolygu cynlluniau datblygu lleol i roi mwy o ryddid i gynghorau ganiatáu tai gwledig lle bo angen.'*

Whilst we have covered second homes in Theme 7 and elsewhere this issue came up in all the categories. Contributors looked at many ways of curbing second home ownership.

*'Prohibit new homes to be used as Summer houses.'*

*'Require an extra planning class and require planning permission EVERY TIME.'*

*'Air BnB and second homes should require P.P change of use= high tax to go into housing.'*

However others suggest more leniency towards local people.

*'Make it easier for local people to build and adapt houses (and make it harder for those who are adapting only for holiday homes purposes).'*

*'Fee/free to get p.p. change of use back to dwelling.'*

The need for citizens to have a more direct say in the way given communities are developed was a common theme. Many contributors felt that the normal means for comment on applications was hard to navigate and it was unresponsive.

*'Communities better involved in local development planning process.'*

*'More input from Town and Community Councils.'*

*'Enable the rights of communities to reject planning; right to recourse.'*

Concern was raised regarding the purchase of land by developers which was not developed in reasonable time.

*'Stop "land banking" and insist on a more prompt start to schemes.'*

There was concern about other factors which either delayed or prohibited developments.

*'A major obstacle to housing development in Wales is phosphates in rivers. But NRW estimates that 75% of phosphates come from intensive farming. We need a moratorium on licences for inhumane poultry units, not on house building. \*And game birds.'*

Also raised was the need for joined up thinking regarding services and infrastructure. Accessible public transport was a concern particularly in rural areas.

*'Create a legal responsibility to ensure access to services and resources.'*

*'Buildings, energy and transport should be integrated. National energy, transport, planning and construction service.'*

*'Create a responsibility to ensure community infrastructure.'*

Er ein bod wedi ymdrin ag ail gartrefi yn Thema 7 ac mewn mannau eraill, daeth y mater hwn i'r amlwg ym mhob un o'r categorïau. Edrychodd cyfranwyr ar lawer o ffyrdd o ffrwyno perchnogaeth ail gartrefi.

*'Gwahardd cartrefi newydd rhag cael eu defnyddio fel tai haf.'*

*'Angen dosbarth cynllunio ychwanegol ac angen caniatâd cynllunio BOB AMSER.'*

*'Dylai Air BnB ac ail gartrefi gael caniatad cynllunio i newid defnydd = treth uchel i fynd i mewn i dai.'*

Fodd bynnag, mae eraill yn awgrymu mwy o drugaredd tuag at bobl leol.

*'Gwneud hi'n haws i bobl leol adeiladu ac addasu tai (a'i gwneud hi'n anoddach i'r rhai sy'n addasu at ddibenion tai haf yn unig).'*

*'Ffi/rhad ac am ddim i gael caniatad cynllunio i newid defnydd yn ôl i annedd.'*

Roedd yr angen i ddinasyddion gael llais mwy uniongyrchol yn y ffordd y mae cymunedau'n cael eu datblygu yn thema gyffredin. Teimlai llawer o gyfranwyr ei bod yn anodd dod o hyd i'r ffordd arferol o wneud sylwadau ar geisiadau ac nad oedd y system yn ymateb.

*'Cymunedau'n ymwneud yn well â'r broses cynllunio datblygiad lleol.'*

*'Mwy o fewnbwn gan Gyngborau Tref a Chymuned.'*

*'Galluogi hawliau cymunedau i wrthod cynllunio; hawl i droi.'*

Mynegwyd pryder ynghylch pryniant tir gan ddatblygwyr a oedd heb ei ddatblygu mewn amser rhesymol.

*'Stopiwch "bancio tir" a mynnu dechrau mwy prydlon i gynlluniau.'*

Roedd pryder am ffactorau eraill a oedd naill ai'n gohirio neu'n gwahardd datblygiadau.

*'Rhwystro mawr i ddatblygu tai yng Nghymru yw ffosffadau mewn afonydd. Ond mae CNC yn amcangyfrif bod 75% o ffosffadau yn dod o ffermio dwys. Mae angen moratorium arnom ar drwyddedau ar gyfer unedau dofednod annynol, nid ar adeiladu tai. \*Ac adar i'w hela.'*

Codwyd hefyd yr angen am feddwl cydgysylltiedig ynghylch gwasanaethau a seilwaith. Roedd trafndiaeth gyhoeddus hygrych yn bryder yn enwedig mewn ardaloedd gwledig.

*'Creu cyfrifoldeb cyfreithiol i sicrhau mynediad at wasanaethau ac adnoddau.'*

*'Dylid integreiddio adeiladau, ynni a thrafnidiaeth. Gwasanaeth ynni, trafndiaeth, cynllunio ac adeiladu cenedlaethol.'*

*'Creu cyfrifoldeb i sicrhau seilwaith cymunedol.'*



There was some discussion on aesthetics and fabric of buildings (more in Theme 12).

*'Local materials to build local houses (local vernacular).'*

*'Building appropriate / adaptive developments – innovative approaches to construction e.g. stilt houses near rivers.'*

*'A planning system that enables house building without too much focus on their aesthetics either.'*

There was a suggestion to make renovation of old buildings more affordable.

*'Abolish VAT on old building renovations.'*

The wider culture of planners and planning was addressed, with a suggestion for more training for planners and more guidance for Local Authorities.

*'Get to grips with 'jobs for the lads' culture and 'brown paper envelope' jobs. More transparency.'*

*'Planning staff CPD [continued professional development] – Educate banks + insurers.'*

*'Clear leadership by Welsh government to guide local authorities.'*

*'Systems in welfare ensure that local councils use the rights they have in the housing field.'*

We also had a representation from Gypsy and Traveller Wales. They asked for their rights to be properly addressed. They felt that the recommendations outlined in the 5 yearly local authorities reports should be followed up and there should be proper consideration of the needs of the Gypsy and Traveller community.

## **8. Imagining planning processes that support community wealth and well being - Summary**

Contributors want to see a planning system that is responsive to local need. They would like more involvement in decision making and applications, planners to be more supportive towards sustainable communities and less to private developers who may have different priorities.

Cafwyd peth trafodaeth ar estheteg a ffabrig adeiladau (mwy yn Thema 12).

*'Deunyddiau lleol i adeiladu tai lleol (gwerinol lleol).'*

*'Adeiladu datblygiadau priodol/addasol – dulliau arloesol o adeiladu e.e. tai stilt ger afonydd.'*

*'System gynllunio sy'n galluogi adeiladu tai heb ormod o ffocws ar eu hestheteg chwaith.'*

Roedd awgrym i wneud adnewyddu hen adeiladau yn fwy fforddiadwy.

*'Dileu TAW ar adnewyddu hen adeiladau.'*

Rhoddyd sylw i ddiwylliant ehangach cynllunwyr a chynllunio, gydag awgrym am fwy o hyfforddiant i gynllunwyr a mwy o arweiniad i Awdurdodau Lleol.

*'Mynd i'r afael â diwylliant 'swyddi i'r hogia' a swyddi 'amlen bapur brown'. Mwy o dryloywder.'*

*'Datblygiad proffesiynol parhaus staff cynllunio [datblygiad proffesiynol parhaus] – Addysgu banciau ac yswirwyr.'*

*'Arweiniad clir gan lywodraeth Cymru i arwain awdurdodau lleol.'*

*'Mae systemau lles yn sicrhau bod cynghorau lleol yn defnyddio'r hawliau sydd ganddynt yn y maes tai.'*

Cawsom hefyd gynrychiolaeth o Sipsiwn a Theithwyr Cymru. Gofynasant am i'w hawliau gael sylw priodol. Teimlent y dylid dilyn yr argymhellion a amlinellwyd yn adroddiadau 5 mlynedd yr awdurdodau lleol ac y dylid rhoi ystyriaeth briodol i anghenion y gymuned Sipsiwn a Theithwyr.

## **8. Dychmygu prosesau cynllunio sy'n cefnogi cyfoeth a lles cymunedol - Crynodeb**

Mae cyfranwyr am weld system gynllunio sy'n ymateb i angen lleol. Byddent yn hoffi mwy o ymwneud â gwneud penderfyniadau a cheisiadau, cynllunwyr i fod yn fwy cefnogol i gymunedau cynaliadwy a llai i ddatblygwyr preifat a allai fod â blaenoriaethau gwahanol.

## 9. Green skills programme.

This theme was written at the conference. Throughout our consultation there was a lot of discussion about sustainability, low carbon building and renewable energy.

The lack of trained people to deliver green skills was raised. There are not enough young people with adequate access to training.

*'Today 18/2/23 we are fitting 500 panels + batteries on local school. No local, young or other people trained or able to do that work – need is now.'*

It was suggested that the Centre for Alternative Technology(CAT) could be one of the providers for training.

*'CAT could be that link. CAT in the community.'*

The need for training for Electricians and plumbers was raised.

*'Green skills training in the building industry i.e. additional plumbers etc etc electricians who specialise in "retrofitting" schools, colleges etc.'*

Also there is a real shortage of land workers and land/woodland management skills. One Planet Developments(OPD) was raised.

*'Upgrade OPD (one planet development) to improve the scheme and make it relevant to and beneficial to local people so they use it and bring cultural benefits as well as environmental. Start in one county e.g. Ceredigion!'*

Another comment suggests

*'We need to make OPD for locals only. Others must rent in a given area for 5 years at least before applying. We need to have more oversight of successful applications.'*

## 9. Green skills programme - Summary

The growth in green industries is seen as an opportunity for creating jobs and enabling more ethical projects. The need for more training opportunities was raised.

Training in 'Greener Living Skills' was seen as an opportunity to contribute to the greening of sustainable communities, this includes land working, renewables, retrofit and repair.

## 9. Rhaglen sgiliau gwyrdd.

Ysgrifennwyd ar y thema hon yn y gynhadledd. Drwy gydol ein hymgyngoriad bu llawer o drafod am gynaliadwyedd, adeiladu carbon isel ac ynni adnewyddadwy.

Codwyd y diffyg pobl hyfforddedig i gyflwyno sgiliau gwyrdd. Nid oes digon o bobl ifanc â mynediad digonol at hyfforddiant.

*'Heddiw 18/2/23 rydym yn gosod 500 o baneli + batris ar ysgol leol. Dim pobl leol, ifanc neu eraill wedi'u hyfforddi neu'n gallu gwneud y gwaith hwnnw – mae angen nawr.'*

Awgrymwyd y gallai Canolfan y Dechnoleg Amgen (CAT) fod yn un o'r darparwyr hyfforddiant.

*'Gallai CAT fod y ddolen honno. CAT yn y gymuned.'*

Codwyd yr angen am hyfforddiant i Drydanwyr a phlymwyr.

*'Hyfforddiant sgiliau gwyrdd yn y diwydiant adeiladu h.y. plymwyr ychwanegol ac ati, trydanwyr sy'n arbenigo mewn "ôl-ffitio" ysgolion, colegau ac ati.'*

Hefyd mae prinder gwirioneddol o weithwyr tir a sgiliau rheoli tir/coetir. Codwyd Datblygiadau Un Blaned (OPD).

*'Uwchraddio OPD (datblygiad un blaned) i wella'r cynllun a'i wneud yn berthnasol ac o fudd i bobl leol fel eu bod yn ei ddefnyddio ac yn dod â buddion diwylliannol yn ogystal ag amgylcheddol. Cychwyn mewn un sir e.e. Ceredigion!'*

Mae sylw arall yn awgrymu

*'Mae angen i ni wneud OPD ar gyfer pobl leol yn unig. Rhaid i eraill rentu mewn ardal benodol am 5 mlynedd o leiaf cyn gwneud cais. Mae angen i ni gael mwy o oruchwyliaeth o geisiadau llwyddiannus.'*

## 9. Rhaglen sgiliau gwyrdd - Crynodeb

Mae'r twf mewn diwydiannau gwyrdd yn cael ei weld fel cyfle i greu swyddi a galluogi prosiectau mwy moesegol. Codwyd yr angen am fwy o gyfleoedd hyfforddi.

Gwelwyd hyfforddiant mewn 'Sgiliau Byw Gwyrddach' fel cyfle i gyfrannu at wyrddhau cymunedau cynaliadwy, gan gynnwys gweithio ar dir, ynni adnewyddadwy, ôl-osod ac atgyweirio.

## 10. Sustainable homes and resources

This theme was written at the conference. Creating sustainable communities was a central theme in this whole process. Sustainability was perceived in a broad context.

*'Not just technical sustainability - social and economic sustainability.'*

Contributors wanted to see the purchase of housing to meet the community's needs.

*'Purchase the current stock of housing, make efficiency improvements and let them at a fair rent.'*

*'Support to insulate triple glaze building materials-more builders sustainable insulated new build, support to install ecological heating solutions.'*

The need for responsiveness from planners was raised, once again the sustainability of communities is a fundamental issue for contributors.

*'Planners should be able to consider a 'threshold' - (if losing one or two families means that the primary school closes - we must question: can the community continue afterwards?.) Keeping family houses allows families to thrive.'*

They wanted to see homes better insulated to address fuel poverty. They also wanted to see homes built out of local materials and a greener home improvement industry.

*'Creating an environmentally friendly home improvement industry.'*

As so often throughout this consultation contributors make the link between housing and Energy.

*'linking local energy creation with local housing, See Ynni Ogwen.'*

*'Creating renewable energy/community green energy. Wind turbines, hydro, solar -local; Paying back the money made into schemes/workshops etc for the local people.'*

## 10. Sustainable homes and resources - Summary

Throughout this report contributors have shared their ideas for sustainable communities. Sustainability is explored in both social and environmental terms. In this theme contributors once again make the link between clean energy and housing. They also looked at improving home insulation and strengthening the community through planning.



## 10 Cartrefi ac adnoddau cynaliadwy

Ychwanegwyd y thema hon yn y gynhadledd. Roedd creu cymunedau cynaliadwy yn thema ganolog yn yr holl broses hon. Canfyddwyd bod angen gosod cynaliadwyedd mewn cyd-destun eang.

*'Nid cynaliadwyedd technegol yn unig – cynaliadwyedd cymdeithasol ac economaidd.'*

Roedd cyfranwyr am weld tai yn cael eu prynu i ddiwallu anghenion y gymuned.

*'Prynu'r stoc bresennol o dai, gwneud gwelliannau effeithlonrwydd a'u gosod am rent teg.'*

*'Cymorth i inswleiddio deunyddiau adeiladu gwydredd triphlyg – mwy o adeiladwyr wedi'u hyfforddi i inswleiddio'n gynaliadwy ar gyfer adeiladau newydd, cymorth i osod atebion gwresogi ecolegol.'*

Codwyd yr angen am ymatebolrwydd gan gynllunwyr, unwaith eto mae cynaliadwyedd cymunedau yn fater sylfaenol i gyfranwyr.

*'Dylai cynllunwyr allu ystyried 'trothwy' – (os yw colli un neu ddau o deuluoedd yn golygu bod yr ysgol gynradd yn cau – rhaid cwestiynu: a all y gymuned barhau wedyn?.) Mae cadw tai teulu yn galluogi teuluoedd i ffynnu.'*

Roeddent am weld cartrefi'n cael eu hinswleiddio'n well i fynd i'r afael â thlodi tanwydd. Roeddent hefyd am weld cartrefi'n cael eu hadeiladu o ddeunyddiau lleol a diwydiant gwella cartrefi mwy gwyrdd.

*'Creu diwydiant gwella cartrefi ecogyfeillgar.'*

Mor aml drwy gydol yr ymgyngoriad hwn mae cyfranwyr yn gwneud y cysylltiad rhwng tai ac Ynni.

*'cysylltu creu ynni lleol â thai lleol, Gweler Ynni Ogwen.'*

*'Creu ynni adnewyddadwy/ynni gwyrdd cymunedol. Tyrbinau gwynt, hydro, solar -lleol; Talu'n ôl yr arian a wnaed i gynlluniau/gweithdai ac ati ar gyfer y bobl leol.'*

## 10 Cartrefi ac adnoddau cynaliadwy - Crynodeb

Drwy gydol yr adroddiad hwn mae cyfranwyr wedi rhannu eu syniadau ar gyfer cymunedau cynaliadwy. Ystyrir cynaliadwyedd mewn termau cymdeithasol ac amgylcheddol. Yn y thema hon mae cyfranwyr unwaith eto yn gwneud y cysylltiad rhwng ynni glân a thai. Buont hefyd yn edrych ar wella inswleiddio cartrefi a chryfhau'r gymuned trwy gynllunio.

## 11. Building and sustaining communities to respond to local needs

This theme was written at the conference. How we function as a community was at the core of so many discussions. How we communicate and share spaces to exchange ideas and skills.

*'Create open space, use our village halls for open discussion. How this looks could be everyone in a circle so that when ideas are brought to the community, everyone hears it.'*

*'Not just small groups. We need more meet-ups, more care, more openness - less bingo, more canu!'*

Contributors expressed the necessity to come together to make communities function better. Multi generational connection and cohesiveness through contact in shared spaces. Co housing was seen as one of those shared spaces where a cross section of society could thrive.

*'Place homes in the centre of communities, as in Holland, e.e. have restaurants in homes for the elderly so they are integrated with their communities.'*

*'Turning empty buildings into intergenerational co-housing projects with integrated regenerative agriculture and community cafe.'*

*'Community/CLTs converting and owning terraces = co-housing = eco villages.'*

*'Create community Housing Associations.'*

*'Community-led decision.'*

In contrast open market housing was often perceived as less community focussed. The implication of open market housing was that local low income people were lost to the community, often the language and culture was lost too.

*'Development led / short term market led/small scale housing for sale are not sustainable communities.'*

*'Create / maintain a viable community - socially, culturally and power in context.'*

Making communities resilient was important to contributors. Sharing skills/bartering, circular economy, local currency and exchange system. Self sufficiency was expressed as asset purchase, renewable energy ownership as well as sustainably produced local food.

*'Community-supported agriculture/growing food and processing local goods.'*

*'Reverse the extractive economy in Wales.'*

How a community functions and how we enable ourselves has been consistently raised. The need for taking power and responsibility was often discussed.

*'Develop community leaders'*

*'Political empowerment'*

*'Take responsibility and care for each other.'*

## 11. Building and sustaining communities to respond to local needs - Summary

Resilience is at the heart of the discussion outlined in Theme 11. How to make communities cohesive and work for everyone. The possibilities of organising, communicating and supporting local initiatives are considerable. Many contributors shared their experience of collaboration on local projects and the wider benefits it brought, both social and financial. Contributors often pointed out that building community was as fundamental as building houses.

## 11 Adeiladu a chynnal cymunedau i ymateb i anghenion lleol

Ychwanegwyd y thema hon yn y gynhadledd. Roedd y ffordd yr ydym yn gweithredu fel cymuned wrth wraidd cymaint o drafodaethau. Sut rydym yn cyfathrebu ac yn rhannu gofodau i gyfnewid syniadau a sgiliau.

*'Creu man agored, defnyddio ein neuaddau pentref ar gyfer trafodaeth agored. Gallai gosod pawb mewn cylch fel bod pawb yn ei glywed pan ddaw syniadau i'r gymuned.'*

*'Nid grwpiau bach yn unig. Mae angen mwy o gyfarfodydd, mwy o ofal, mwy o fod yn agored - llai o bingo, mwy o ganu!'*

Mynegodd cyfranwyr yr angen i ddod at ei gilydd i wneud i gymunedau weithredu'n well. Cysylltiad aml-genhedlaeth a chydlyniant trwy gyswllt mewn mannau a rennir. Roedd tai ar y cyd yn cael ei ystyried yn un o'r mannau rhannu hynny lle gallai trawstoriad o gymdeithas ffynnu.

*'Rhowch gartrefi yng nghanol cymunedau, fel yn yr Iseldiroedd, e.e. cael bwytaï mewn cartrefi benoed fel eu bod yn cael eu hintegreiddio â'u cymunedau.'*

*'Troi adeiladau gwag yn brosiectau cyd-gartrefu rhwng cenedlaethau gydag amaethyddiaeth adfywiol integredig a chaffi cymunedol.'*

*'Cymuned/YTC yn trosi ac yn berchen ar derasau = cyd-dai = eco-bentrefi.'*

*'Creu Cymdeithasau Tai cymunedol.'*

*'Penderfyniad dan arweiniad y gymuned.'*

Mewn cyferbyniad, roedd tai marchnad agored yn aml yn cael eu gweld fel rhai â llai o ffocws cymunedol. Goblygiad tai marchnad agored oedd bod pobl leol incwm isel yn cael eu colli i'r gymuned, yn aml roedd yr iaith a'r diwylliant yn cael eu colli hefyd.

*'Nid yw tai sy'n cael eu harwain gan ddatblygiad / tai tymor byr a arweinir gan y farchnad/ar werth ar raddfa fach yn gymunedau cynaliadwy.'*

*'Creu/cynnal cymuned hyfyw – yn gymdeithasol, yn ddiwylliannol ac yn rymus yn ei chyd-destun.'*

Roedd gwneud cymunedau'n wydn yn bwysig i gyfranwyr. Rhannu sgiliau/ffeirio, economi gylchol, arian lleol a system gyfnewid. Mynegwyd hunangynhaliath fel prynu asedau, perchnogaeth ynni adnewyddadwy yn ogystal â bwyd lleol a gynhyrchwyd yn gynaliadwy.

*'Amaethyddiaeth a gefnogir gan y gymuned/tyfu bwyd a phrosesu nwyddau lleol.'*

*'Gwyrddroi'r economi echdynnol yng Nghymru.'*

Mae'r ffordd y mae cymuned yn gweithredu a sut rydym yn galluogi ein hunain wedi'i godi'n gyson. Roedd yr angen i gymryd grym a chyfrifoldeb yn cael ei drafod yn aml.

*'Datblygu arweinwyr cymunedol'*

*'Grymuso gwleidyddol'*

*'Cymerwch gyfrifoldeb a gofalu am eich gilydd.'*

## 11 Adeiladu a chynnal cymunedau i ymateb i anghenion lleol - Crynodeb

Mae gwytnwch wrth galon y drafodaeth a amlinellir yn Thema 11. Sut i wneud cymunedau'n gydlynol a gweithio i bawb. Mae'r posibiladau o drefnu, cyfathrebu a chefnogi mentrau lleol yn sylweddol. Rhannodd llawer o gyfranwyr eu profiad o gydweithio ar brosiectau lleol a'r manteision ehangach a ddaeth yn ei sgil, yn gymdeithasol ac yn ariannol. Roedd cyfranwyr yn aml yn nodi bod adeiladu cymuned mor sylfaenol ag adeiladu tai.

## 12. Nature and environment and its role in housing

### This category was raised at the conference.

Biodiversity and greening spaces was for many an important part of developing more sustainable communities. Contributors supported the need for combining new developments with provision for wildlife habitats.

*'Projects like "green Grangetown" increase the number of trees and plants in towns, which also provide sustainable drainage - we need a lot more of them.'*

*'All new-build projects should be able to demonstrate how they will increase biodiversity.'*

*'Connection with nature as an integral part of planning/new developments.....'*

*'Biodiversity net gain for new developments.'*

*'Homes with places for animals, insects and wild flowers, space to grow vegetables and for electric bikes.'*

*'Homes in-keeping with landscape - no more concrete, tarmac and pebble-dash horrors!'*

It was thought that education and incentives would help improve better awareness of biodiversity choices, with a suggestion of free advice to encourage better choices.

Better eco-literacy in schools and for other professionals e.g. planners, builders

There was a call to give OPD(One Planet Developments) more support\*.

*'Strengthen and simplify One Planet Development - help people and communities through the process, rather than hinder.'*

*'Regenerative farming, regenerative architecture - i.e. One Planet.'*

\*Please note. In Theme 1 there is a call to both support OPD but to impose controls in favour of local people.

The potential for forestry for employment and a greener construction industry was raised, however there was also a call to diversify types of planting .

*'Forestry could be a major source of jobs as well as material for housing.'*

*'Stop planting as many trees! Grow hedges and fruit trees for the public to help themselves to - and would encourage healthy eating.'*

*'Sustainable materials being served and subsidised/incentivised.'*

However, elsewhere concern has been raised about the felling of mature trees to make way for developments.

*'Stop cutting down mature trees in order to develop land in towns and cities. Cardiff is especially bad for this.'*

There was a call for more food growing including regenerative farming.

*'Community projects for serious food production.'*

## 12. Natur a'r amgylchedd a'i rôl mewn tai

### Ychwanegwyd y categori hwn yn y gynhadledd.

I lawer, roedd bioamrywiaeth a mannau gwyrdd yn rhan bwysig o ddatblygu cymunedau mwy cynaliadwy. Roedd cyfranwyr yn cefnogi'r angen i gyfuno datblygiadau newydd gyda darpariaeth ar gyfer cynefinoedd bywyd gwyllt.

*'Mae prosiectau fel "Grangetown werdd" yn cynyddu'r nifer o goed a phlanhigion mewn trefi, sydd hefyd yn darparu draeniad cynaliadwy – mae angen llawer mwy obonyr nhw.'*

*'Dylai pob prosiect adeiladu o'r newydd allu dangos sut y byddant yn cynyddu bioamrywiaeth.'*

*'Cysylltiad â natur fel rhan annatod o gynllunio/datblygiadau newydd.....'*

*'Enillion net bioamrywiaeth ar gyfer datblygiadau newydd.'*

*'Cartrefi gyda lleoedd i anifeiliaid, pryfed a blodau gwyllt, lle i dyfu llysiau ac ar gyfer beiciau trydan.'*

*'Cartrefi sy'n cyd-fynd â'r dirwedd – dim mwy o erchyllterau concrit, tarmac a chwipio â cherrig mân!'*

Credwyd y byddai addysg a chymhellion yn helpu i wella ymwybyddiaeth o ddewisiadau bioamrywiaeth, gydag awgrym o gyngor am ddim i annog dewisiadau gwell.

Gwell eco-lythrennedd mewn ysgolion ac ar gyfer gweithwyr proffesiynol eraill e.e. cynllunwyr, adeiladwyr.

Cafwyd galwad i roi mwy o gefnogaeth i OPD(One Planet Developments)\*.

*'Cryfhau a symleiddio Datblygiad Un Blaned – helpu pobl a chymunedau drwy'r broses, yn hytrach na rhwystro.'*

*'Ffermio adfywiol, pensaernïaeth adfywiol - h.y. Un Blaned.'*

\*Sylwch. Yn Thema 1 mae yna alwad i gefnogi OPD ond i osod rheolaethau o blaid pobl leol.

Codwyd y potensial ar gyfer coedwigaeth ar gyfer cyflogaeth a diwydiant adeiladu gwyrddach, fodd bynnag roedd galwad hefyd i arallgyfeirio mathau o blannu .

*'Gallai coedwigaeth fod yn ffynhonnell fawr o swyddi yn ogystal â deunydd ar gyfer tai.'*

*'Stopiwch blannu cymaint o goed! Tyfu perthi a choed ffrwythau i'r cyhoedd helpu eu hunain i – a byddai'n annog bwyta'n iach.'*

*'Deunyddiau cynaliadwy yn cael eu gweini a'u sybsideiddio/cymell.'*

Fodd bynnag, mewn mannau eraill mynegwyd pryder ynghylch torri coed aeddfed i wneud lle i ddatblygiadau.

*'Peidiwch â thorri coed aeddfed i lawr er mwyn datblygu tir mewn trefi a dinasoedd. Mae Caerdydd yn arbennig o ddrwg am hyn.'*

Roedd galw am fwy o dyfu bwyd gan gynnwys ffermio adfywiol.

*'Prosiectau cymunedol ar gyfer cynhyrchu bwyd o ddifri.'*



As a way of reducing waste the idea of re-introducing deposits on bottles was mooted. For some people this rekindled memories of the past when this was more common place.

*'Bring in large deposits on bottles, cans and plastic food wrappings. In Norway this is collected by the Salvation Army in corner stores, people get a token for cash that they can keep (children earn pocket money like this) or give the token back to the Salvation Army.'*

Transport was often raised throughout this process and appears elsewhere in this report.

*'Transport link is essential so that long term, sustainable transport options are possible.'*

Again the link between sustainable housing and communities and energy was raised, including a discussion in support of the Swansea Barrage.

*'Wales is blessed with many rivers that could be developed for power generation.'*

The opportunities for positive environmental benefits were highlighted.

*'Become part of the solution rather than problems - e.g. green roofs, solar panels, water on roofs, hedgerows connecting otherwise isolated habitats.'*

*'Bringing communities together to harvest etc.'*

## **12. Nature and environment and its role in housing - Summary**

Contributors expressed the need to support more biodiversity in relation to developments as well as land management/food production. Education and information sharing would help more buy in. Contributors want to adopt practices to live more sustainably and to help develop and protect biodiversity, housing was seen as an opportunity to increase biodiversity.

Fel ffordd o leihau gwastraff cyfeiriwyd at y syniad o ailgyflwyno dyddodion ar boteli. I rai pobl roedd hyn yn ailgynnu atgofion o'r gorffennol pan oedd hwn yn lle mwy cyffredin.

*'Dewch â dyddodion mawr ar boteli, caniau a deunydd lapio bwyd plastig. Yn Norwy mae hwn yn cael ei gasglu gan Fyddin yr Iachawdwriaeth mewn siopau cornel, mae pobl yn cael tocyn am arian parod y gallant ei gadw (mae plant yn ennill arian poced fel hyn) neu'n rhoi'r tocyn yn ôl i Fyddin yr Iachawdwriaeth.'*

Codwyd trafndiaeth yn aml drwy gydol y broses hon ac mae'n ymddangos mewn man arall yn yr adroddiad hwn.

*'Mae cyswllt trafndiaeth yn hanfodol fel bod opsiynau trafndiaeth gynaliadwy, hirdymor yn bosibl.'*

Eto codwyd y cysylltiad rhwng tai cynaliadwy a chymunedau ac ynni. gan gynnwys trafodaeth i gefnogi Morglawdd Abertawe.

*'Mae Cymru wedi'i bendithio â llawer o afonydd y gellid eu datblygu ar gyfer cynhyrchu pŵer.'*

Amlygwyd y cyfleoedd ar gyfer manteision amgylcheddol cadarnhaol.

*'Dod yn rhan o'r ateb yn hytrach na phroblemau – e.e. toeau gwyrdd, paneli solar, dŵr ar doeau, gwrychoedd yn cysylltu cynefinoedd sydd fel arall yn ynysig.'*

*'Dod â chymunedau ynghyd i gynaeafu ac ati'*

## **12. Natur a'r amgylchedd a'i rôl mewn tai - Crynodeb**

Mynegodd cyfranwyr yr angen i gefnogi mwy o fioamrywiaeth mewn perthynas â datblygiadau yn ogystal â rheoli tir/cynhyrchu bwyd. Byddai addysg a rhannu gwybodaeth yn helpu mwy o brynu i mewn. Mae cyfranwyr am fabwysiadu arferion i fyw'n fwy cynaliadwy ac i helpu i ddatblygu a diogelu bioamrywiaeth, gwelwyd tai fel cyfle i gynyddu bioamrywiaeth.

## Part 5: Conclusion and Recommendations

The work carried out by Siarter and partner groups has been a positive and powerful experience for those involved. It was a privilege to hear the views of citizens at the conference and throughout this consultation. Contributors were engaged and enthusiastic and committed to pursuing a positive vision for Wales. This process has changed the emphasis Siarter has placed on its housing campaign, taking a more holistic approach to encompass community building as well.

This crisis is an opportunity to shape a better future, the Well Being of Future Generations Act is a fundamental basis upon which to build a movement for change. It will need the involvement of all of Welsh society to meet its seven goals. The Welsh Government has the opportunity to enact truly groundbreaking legislation on housing, which embraces not only the immediate needs of the people of Wales for decent accommodation, but places housing firmly at the heart of all of its social policies. Placing people and communities at the heart of legislation requires a seismic shift away from what is widely perceived as a destructive economic model which has caused so much inequality within our communities. Siarter Cartrefi hope that this report will help to inform the Welsh Government in its policy development and legislative programme, the key message being that 'Housing is not just about Housing'.

If we are housed well, we can live well.

### Recommendations.

The recommendations have been co produced with the multiple groups and individuals who have contributed throughout this consultation process:

The need for ongoing research should not delay or negate the need for immediate or timely legislation.

1. The Welsh Government should commission research [by an academic and an economist]: What would a controlled housing market mean in practice. Brief to be codesigned by a steering group including campaign and community organisations. To be carried out by the end of 2024. To include, but not be limited to:
  - a. who is buying houses and land in Wales?
  - b. why are house prices so elevated above local wages?
  - c. what are the implications of an uncontrolled housing market for Welsh Legislation and strategies such as Cymraeg 2050 and the Well Being of Future Generations Act?
2. Welsh Government should commission research [by an academic and an economist]: alternative models for Tourism. Brief to be codesigned by a steering group including campaign and community organisations. To be carried out by the end of 2024. To include, but not be limited to:
  - a. how is the current model problematic?
  - b. what are the alternatives?
  - c. how can we accommodate tourists in alternatives to the housing stock?
3. The Welsh Government should offer support for a Citizens Assemblies process in order to deliberate on both 'A Controlled Housing Market' and 'Changing the Tourist Model'. The commissioned research (above) should form part of the evidence for deliberation. We suggest a local authority be approached to run them.
4. The Welsh Government should create a bill to address housing inequality, enshrining in law the human right of the people of Wales to affordable, good quality and suitable homes.
5. The Well Being of Future Generations Commissioners Office should be better resourced and promoted by the Welsh Government. Funding should be made available to create a national programme of engagement and focus groups to see how Wales as a society can meet its goals, by either the Commission, or an appropriate organisation.
6. The Welsh Government should engage with stakeholders in-line with social partnership to further reform the rental sector. Commission research by an academic into rental caps and similar policies. Prioritise social housing over further subsidy of private landlords.

## Rhan 5: Casgliad ac Argymhellion

Mae'r gwaith a wnaed gan Siarter a grwpiau partner wedi bod yn brofiad cadarnhaol a phwerus i'r rhai a gymerodd ran. Roedd yn fraith cael clywed barn dinasyddion yn y gynhadledd a thrwy gydol yr ymgynghoriad hwn. Roedd y cyfranwyr yn weithgar ac yn frwdfrydig ac yn ymroddedig i anelu at weledigaeth gadarnhaol ar gyfer Cymru. Mae'r broses hon wedi newid y pwyslais y mae Siarter wedi'i roi ar ei hymgyrch dai, gan ddefnyddio dull mwy cyfannol i gwmpasu adeiladu cymunedol hefyd.

Mae'r argyfwng hwn yn gyfle i lunio dyfodol gwell, mae Deddf Llesiant Cenedlaethau'r Dyfodol yn sylfaen creiddiol ar gyfer adeiladu mudiad dros newid. Bydd angen iddi gynnwys holl gymdeithas Cymru er mwyn cyflawni ei saith nod. Mae gan Lywodraeth Cymru gyfle i weithredu deddfwriaeth sy'n torri tir newydd yn y maes tai, sy'n ateb nid yn unig anghenion pobl Cymru am lety digonol nawr, ond sy'n gosod tai yn gadarn wrth wraidd ei holl bolisiau cymdeithasol. Mae gosod pobl a chymunedau wrth wraidd deddfwriaeth yn gofyn am newid seismig i ffwrdd o'r hyn a welir yn eang fel model economaidd dinistriol sydd wedi achosi cymaint o anghydraddoldeb o fewn ein cymunedau. Mae Siarter Cartrefi yn gobeithio y bydd yr adroddiad hwn o gymorth i Lywodraeth Cymru yn ei rhaglen datblygu polisi a deddfwriaeth, a'r neges allweddol yw 'Nid yw tai yn ymwneud â Thai yn unig'.

Os cawn ein cartrefu yn dda, gallwn fyw yn dda.

### Argymhellion.

Mae'r argymhellion wedi'u cydgyhyrchu gyda'r grwpiau ac unigolion lluosog sydd wedi cyfrannu drwy gydol y broses ymgynghori hon:

Ni ddylai'r angen am ymchwil barhaus oedi na negyddu'r angen am ddeddfwriaeth uniongyrchol neu amserol.

1. Dylai Llywodraeth Cymru gomisiynu ymchwil [gan academydd ac economegydd]: Beth fyddai marchnad tai reoledig yn ei olygu yn ymarferol. Briff i'w godio gan grŵp llywio gan gynnwys sefydliadau ymgyrchu a chymunedol. I'w wneud erbyn diwedd 2024. I gynnwys, ond heb fod yn gyfyngedig i:
  - a. pwy sy'n prynu tai a thir yng Nghymru?
  - b. pam fod prisiau tai mor uwch na chyflogau lleol?
  - c. beth yw goblygiadau marchnad dai afreolus i Ddeddfwriaeth Cymru a strategaethau fel Cymraeg 2050 a Deddf Llesiant Cenedlaethau'r Dyfodol?
2. Dylai Llywodraeth Cymru gomisiynu ymchwil [gan academydd ac economegydd]: Modelau amgen ar gyfer Twristiaeth. Briff i'w godio gan grŵp llywio gan gynnwys sefydliadau ymgyrchu a chymunedol. I'w wneud erbyn diwedd 2024. I gynnwys, ond heb fod yn gyfyngedig i:
  - a. sut mae'r model presennol yn peri problemau?
  - b. beth yw'r dewisiadau eraill?
  - c. sut allwn ni gynnwys twristiaid mewn dewisiadau eraill yn lle'r stoc tai?
3. Dylai Llywodraeth Cymru gynnig cymorth i broses Cynulliad Dinasyddion er mwyn ystyried 'Marchnad Dai a Reolir' a 'Newid y Model Twristiaeth'. Dylai'r ymchwil a gomisiynwyd (uchod) fod yn rhan o'r dystiolaeth ar gyfer ystyriaeth. Rydym yn awgrymu y dylid cysylltu ag awdurdod lleol i'w rhedeg.
4. Dylai Llywodraeth Cymru greu bil i fynd i'r afael ag anghydraddoldeb tai, gan ymgorffori yn y gyfraith hawl dynol pobl Cymru i gartrefi fforddiadwy, o ansawdd da ac addas.
5. Dylai Swyddfa Comisiynydd Llesiant Cenedlaethau'r Dyfodol gael gwellau a'i hyrwyddo gan Lywodraeth Cymru. Dylid sicrhau bod cyllid ar gael i greu rhaglen genedlaethol o ymgysylltu a grwpiau ffocws i weld sut y gall Cymru fel gymdeithas gyflawni ei nodau, naill ai gan y Comisiwn, neu gan sefydliad priodol.
6. Dylai Llywodraeth Cymru ymgysylltu â rhanddeiliaid yn unol â phartneriaeth gymdeithasol i ddiwygio'r sector rhentu ymhellach. Comisiynu ymchwil gan academydd i gapiau rhent a pholisiau tebyg. Blaenoriaethu tai cymdeithasol dros gymhorthdal pellach i landlordiaid preifat.

7. A Community Assets Commission should be set up by the Welsh Government to:
  - a. look at strengthening the rights of communities to own and control housing, land and community assets through community-led organisations and put a duty on public bodies to dispose of or lease land and property to community-owned social enterprises.
  - b. look at enabling communities to exercise their rights to own housing, land, profits from renewable energy and other community assets through a Community Wealth Fund and the Government facilitating low interest loans from a community bank for local people and community led enterprises.
8. Why are the Crown Estate Rights not devolved to Wales as they are in Scotland? The Welsh Government should initiate a public debate around devolving the Crown Estate Rights in Wales. Gauge public opinion by putting this to a Citizen Assembly.
9. The Welsh Government should commission research [By an academic and an economist]: that builds on the work of the ongoing Independent Commission on the Constitutional Future of Wales to explore what benefits could Independence/more devolved power over areas like taxation and the social security system bring to improve housing in Wales.
10. A Green paper on housing is expected in the near future, specific research is needed to understand how to make housing and all other legislative priorities add up. The Green paper should allow for future legislative changes without the need for primary legislation. This would allow legislation to reflect research findings and citizen deliberations which may not be available in time for the Green paper publication. Wales should aspire to build its resilience so that the longstanding housing problems which have intensified in recent years are solved for the foreseeable future.



7. Dylai Llywodraeth Cymru sefydlu Comisiwn Asedau Cymunedol i:
  - a. edrych ar gryfhau hawliau cymunedau i fod yn berchen ar dai, tir ac asedau cymunedol a'u rheoli drwy sefydliadau a arweinir gan y gymuned a gosod dyletswydd ar gyrff cyhoeddus i waredu neu brydlesu tir ac eiddo i fentrau cymdeithasol sy'n eiddo i'r gymuned.
  - b. edrych ar alluogi cymunedau i arfer eu hawliau i fod yn berchen ar dai, tir, elw o ynni adnewyddadwy ac asedau cymunedol eraill drwy Gronfa Cyfoeth Cymunedol a'r Llywodraeth yn hwyluso benthyciadau llog isel gan fanc cymunedol ar gyfer pobl leol a mentrau a arweinir gan y gymuned.
8. Pam nad yw Hawliau Ystad y Goron wedi'u datganoli i Gymru fel y maent yn yr Alban? Dylai Llywodraeth Cymru gychwyn dadl gyhoeddus ynghylch datganoli Hawliau Ystad y Goron yng Nghymru. Mesur barn y cyhoedd drwy gyflwyno hyn i Gynulliad Dinasyddion.
9. Dylai Llywodraeth Cymru gomisiynu ymchwil [Gan academydd ac economegydd]: sy'n adeiladu ar waith parhaus y Comisiwn Annibynnol ar Ddyfodol Cyfansoddiadol Cymru i archwilio pa fanteision a allai Annibyniaeth/mwy o bŵer datganoledig dros feysydd fel trethiant a'r gymdeithas gymdeithasol. system ddiogelwch i wella tai yng Nghymru.
10. Disgwylir Papur Gwyrdd ar dai yn y dyfodol agos, mae angen ymchwil benodol i ddeall sut i wneud i dai a'r holl flae noriaethau deddfwriaethol eraill wneud synnwyr. Dylai'r Papur Gwyrdd ganiatáu newidiadau deddfwriaethol yn y dyfodol heb fod angen deddfwriaeth sylfaenol. Byddai hyn yn caniatáu i deddfwriaeth adlewyrchu canfyddiadau ymchwil a thrafodaethau dinasyddion nad ydynt efallai ar gael mewn pryd ar gyfer cyhoeddiad y Papur Gwyrdd. Dylai Cymru anelu at adeiladu ei gwytnwch fel bod y problemau tai hirsefydlog sydd wedi dwysáu yn y blynyddoedd diwethaf yn cael eu datrys hyd y cyfnod y gellir ei ragweld.

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# Siarter Cartrefi Cymru

## WELSH HOUSING JUSTICE CHARTER

Bringing people together working on the local housing crisis in Wales -  
people with ideas, solutions and influence.

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## Gyda diolch i:

Yr holl gyfranogwyr gwirfoddol a fynychodd y gynhadledd a'r sesiynau cyn-gynhadledd a'n cynorthwyodd am oriau ar y ffôn ac mewn cyfarfodydd ar-lein.

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# Siarter Cartrefi Cymru

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Ein Cenhadaeth yw dod â phobl ynghyd sy'n gweithio ar yr argyfwng tai lleol yng Nghymru, pobl sydd â syniadau, atebion a dylanwad.

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